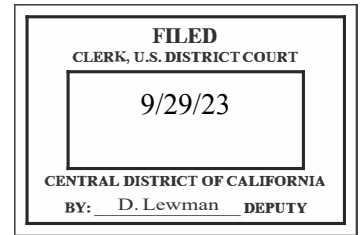


United States District Court

CENTRAL DISTRICT OF CALIFORNIA



In re: JAMIE LYNN GALLIAN,

District Court Case Number

8:23-cv-00961-WLH

Debtor

Bankruptcy Court Case Number

8:21-bk-11710-SC

JAMIE LYNN GALLIAN,

Bankruptcy Court Adversary Number

8:21-ap-01097-SC

Appellant

v.

HOUSER BROS. CO.,
A CALIFORNIA GENERAL
PARTNERSHIP DBA RANCHO DEL
REY MOBILE HOME ESTATES

Chapter 7

Appellee.

APPELLANT'S REQUEST FOR JUDICIAL NOTICE IN SUPPORT OF REPLY BRIEF

JAMIE LYNN GALLIAN
16222 Monterey Lane, Unit 376
Huntington Beach, CA 92649
(714)321-3449
jamiegallian@gmail.com

TO THE HONORABLE WESLEY L. HSU, UNITED STATES DISTRICT
JUDGE, APPELLEE, AND ALL INTERESTED PARTIES

Pursuant to Federal Rule of Evidence 201, Appellant, Jamie Lynn Gallian (“Appellant”), requests that this Court take judicial notice of the following document(s) to be considered in connection with Appellant’s Reply Brief filed by Appellant, on September 29, 2023.:

Judicially Noticed Documents

1. Houser Bros Co., A California General Partnership, dba Rancho Del Rey Mobilehome Estates **See page 2 of 23, Line 11, #4 Parties adversary Complaint, filed 10/18/2021, Dk. 1. Adv. Case No. 8:21-ap-01097; 10/18/2021, Dk. 30 Main Case 8:21-bk-11710-SC**

A true and correct copy is attached as **Exhibit 1.**

2. Houser Bros Co., A California limited Partnership adversary Complaint, filed 10/22/2021, Dk. 3. Adv. Case No. 8:21-ap-01097.

A true and correct copy is attached as **Exhibit 2.**

3. Declaration of Janine Jasso, Esq. Motion Confirming That No Stay Is In Effect; filed 5/26/2022 Dk. 101-2, 3, 4 of 4 Motion. Bates Page 0054-0268, Main Case 8:21-bk-11710-SC A true and correct copy is attached as **Exhibit 3.**

4. ORDER Dk. 70. entered 3/4/2022. Order Authorizing Trustee's Abandonment Of Debtor's CA Covid-19 Rent Relief Check No. 58066665, \$24,301.55 To Debtor, A true and correct copy is attached as **Exhibit 4.**

TO THE HONORABLE WESLEY L. HSU, UNITED STATES DISTRICT J
JUDGE, APPELLEE, AND ALL INTERESTED PARTIES

Pursuant to Federal Rule of Evidence 201, Appellant Jamie Lynn Gallian (“Appellant”), requests that this Court take judicial notice of the following document to be considered in connection with Appellaant’s Reply Brief filed by Appellant on September 29, 2023:

CONTINUED
Judicially Noticed Documents

5. Debtor's Notice of Motion and Motion To Avoid Lien Under 11 U.S..C §522(f) filed 7/22/2022, Dk. 147 8:21-bk-11710-ES. A true and correct copy is attached as **Exhibit 5**.

Declaration of Jamie Lynn Gallian In Support Of Motion To Avoid Lien 11 U.S.C. §522(f). A true and correct copy is attached as **Exhibit 5.1**.

6. Plaintiff Houser Br0s Co, dba Rancho De Rey Mobilehome Estates Post Trial Brief filed 5/10/2023, Dk. 74. A true and correct copy is attached as **Exhibit 6**.

7. Article published by D. Edward Hays July/August 2021, LOS ANGELES LAWYER A true and correct coy is attached as **Exhibit 7**.

8. Trustee's Adv. Case No. 8-23-ap-01064. Dk. 13 Answer to Complaint. A true and correct coy is attached as **Exhibit 8**

DOC 353 filed 6/30/2023 Trustee's Adversary Complaint. A true and correct coy is attached as **Exhibit 8.1**

9. Stipulation by and between Debtor's Sons, Gallian, Gallian, Barclay. Doc. 43, filed 9/26/2023. A true and correct coy is attached as Exhibit 9..

9/20/2023

Jamie Lynn Gallian
Jamie Lynn Gallian

EXHIBIT 1

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HOUSER BROS. CO. dba RANCHO DEL REY
7 MOBILE HOME ESTATES

8 UNITED STATES BANKRUPTCY COURT

9 CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

10
11 In re

12 JAMIE LYNN GALLIAN,

13 Debtor.

Case No. 8:21-bk-11710-ES

Chapter 7

Adv. No.

14 HOUSER BROS. CO. dba RANCHO DEL
15 REY MOBILE HOME ESTATES,

16 Plaintiff,

17 v.

18 JAMIE LYNN GALLIAN,

19 Defendant.

COMPLAINT TO

- (1) DETERMINE
DISCHARGEABILITY OF DEBT
PURSUANT TO 11 U.S.C. §§ 523
(a)(2)(A) and (a)(6);
(2) DENY DISCHARGE PURSUANT
TO 11 U.S.C. §§ 727(a)(2)(A),
(a)(4), and (a)(5)

Status Conference

[TO BE SET BY COURT]

20
21 TO THE HONORABLE ERITHE A. SMITH, UNITED STATES BANKRUPTCY JUDGE,
22 DEFENDANT AND HER ATTORNEY OF RECORD, AND TO ALL INTERESTED PARTIES:

23 Plaintiff, HOUSER BROS. CO., a California limited partnership dba RANCHO DEL REY
24 MOBILE HOME ESTATES (“Houser Bros.” or “Plaintiff”), files this Complaint against Debtor,
25 Jaime Lynn Gallian (“Defendant” or “Debtor”), and alleges as follows:

26 **Statement of Jurisdiction and Venue**

27 1. The court has jurisdiction over this adversary proceeding pursuant to 28 U.S.C.
28 §§ 157 and 1334 in that this action arises in and relates to the bankruptcy case pending in the United

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1 States Bankruptcy Court for the Central District of California, Santa Ana Division, entitled *Jaime*
2 *Lynn Gallian*, Case Number 8:21-bk-11710-ES on the docket of the Court.

3 2. This adversary proceeding is a core proceeding under 28 U.S.C. § 157(b)(2)(I)
4 (dischargeability of particular debts) and 28 U.S.C. § 157(b)(2)(J) (objections to discharge). To the
5 extent any claim for relief contained in this proceeding is determined to be non-core or involve a
6 *Stern*-claim, Plaintiff consents to the entry of final orders and judgments by the Bankruptcy Court.

7 3. Venue properly lies in the Central District of California in that this adversary
8 proceeding arises in or is related to a case under Title 11 of the United State Code as provided in
9 28 U.S.C. § 1409.

10 **Parties**

11 4. Plaintiff is a California general partnership doing business in the County of Orange,
12 State of California, under the fictitious name of Rancho Del Rey Mobile Home Estates.

13 5. Plaintiff is informed and believes, and thereon alleges that Defendant is an individual
14 residing in Huntington Beach, California.

15 **General Allegations**

16 **The Parties and Their Background**

17 6. Houser Bros. Co. owns several acres of real property in Huntington Beach
18 California. The real property has been improved with both (a) a senior mobilehome park known as
19 Rancho Del Re Mobile Home Estates (hereinafter referred to as “The Park” or “Plaintiff”) and
20 (b) an 80-unit condominium complex known as The Huntington Beach Gables (“The Gables”).¹
21 The Park is operated by Plaintiff and the condominium community leases the real property and is
22 operated by an independent Homeowners Association (“Association”). Both The Park and the
23 Gables are enclosed in a six-foot perimeter wall and traffic to both communities is controlled by the
24 _____

25 ¹ Defendant was involved in hotly-contested litigation with the Gables concerning property located
26 at 4476 Alderport Drive, Unit 53, Huntington Beach, California 92649 (“4476 Alderport”). The
27 litigation spawned a judgment of over \$316,583.59 (“Gables Judgment”) in favor of the Gables
28 which was formally entered on May 6, 2019. To that end, the Gables has separately filed an
adversary action against Defendant seeking to except the Gables Judgment from discharge as well as
to deny Debtor a discharge. *See*, Dk. No. 57 in Case No., 8:21-bk-11710-ES (“Gables Adversary
Complaint”). By this reference, Plaintiff incorporates all allegations in the Gables Adversary
Complaint as if specifically set forth herein.

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1 same gate with a manned gatehouse. Once a person is past the gatehouse, they have complete and
2 unfettered access to both communities.

3 7. In February 2018, Defendant came to The Park's leasing office to inquire whether
4 there were any mobilehomes for sale. At this meeting, Defendant neither requested an application
5 packet nor any information as to The Park's requirements for tenancy and its application
6 procedures.

7 8. Separately, on August 21, 2018, Plaintiff filed a complaint ("Ryan Complaint")
8 against an individual by the name of Lisa Ryan in Orange County Superior Court for failure to pay
9 rent stemming from Ms. Ryan's tenancy at the Park – namely 16222 Monterey Lane, Space 376,
10 Huntington Beach, CA 92649 ("Space 376" or "Premises").² Subsequently, Ms. Ryan and The Park
11 entered into a stipulated judgment ("Stipulated Judgment") resolving the Ryan Complaint and
12 providing for turnover of Space 376. Specifically:

- 13 (a) No later than November 3, 2018, Ms. Ryan was to vacate Space 376;
- 14 (b) The Park was entitled to a Writ of Possession provided no lock-out could occur prior
15 to November 4, 2018;
- 16 (c) Ms. Ryan had 120 days to market and sell her mobilehome located at Space 376 or
17 the mobilehome would be subject to a warehouse lien auction;
- 18 (d) The Park was to review any prospective buyers in accordance with Mobilehome
19 Residency Law ("MRL");
- 20 (e) The sale of the mobilehome was to proceed via escrow; and
- 21 (f) Ms. Ryan was to pay a money judgment of not less than \$8,437.07 plus judicial
22 interest.

23 9. On November 19, 2018, Defendant emailed an outdated application ("Application")
24 to the management office for The Park. At this time, the minimum requirements for tenancy at The
25 Park were as follows:

26
27
28 ² See, Case No. 30-2018-01013582-CL-UD-CJC ("Ryan State Court Action"). On March 6, 2019, in
the Ryan State Court Action the Court granted Plaintiff's motion for reconsideration to intervene and
TRO to stay writ of possession.

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- 1 (a) At least 55 years of age;
- 2 (b) Credit worthiness including a credit score of not less than 650;
- 3 (c) Three times the subject rent in monthly income; and
- 4 (d) Investigation of prior tenancies (lack of prior holdovers, unlawful detainers etc.).

5 10. The Park reviewed the Application and found Defendant (a) did not meet the
6 minimum financial requirements for tenancy; (b) had a credit score of 523; and (c) had numerous
7 collections and charge offs as bad debts.

8 11. Accordingly, on November 20, 2018, the Park (a) mailed a letter informing
9 Defendant of the denial of her Application (“Denial Letter”); and (b) verbally informed Defendant’s
10 real estate agent of the Denial Letter. On the same day, Defendant called the The Park office to
11 discuss the Denial Letter.

12 12. On November 21, 2018, Defendant physically came to The Park office and tendered
13 a cashier’s check in the amount of \$8,743.07 (“Cashier’s Check”). The Cashier’s Check (a) was in
14 the name of J-Sandcastle Co, LLC; (b) made payable to RDR Mobile Home Estates; (c) contained
15 no indication of the intended purpose. Subsequently, a game of “hot potato” with the Cashier’s
16 Check occurred between The Park and Defendant, where The Park finally returned to Defendant the
17 Cashier’s Check by certified mail.

18 13. In December 2018, The Park found a second cashier’s check from Defendant (“2nd
19 Cashier’s Check”). Again, the 2nd Cashier’s Check was also returned by The Park to Defendant by
20 certified mail.

21 14. Subsequently, The Park learned Defendant lied on the Application. Specifically,
22 when Defendant was asked “[h]ave you been asked to terminate your residency elsewhere or have
23 you ever been evicted?” she answered in the negative. Yet, in October 2018 - *one month prior to*
24 *turning in the Application* - Defendant was sued by The Gables Association for unlawful detainer.³

25 15. From what The Park could ascertain, on or around November 1, 2018, Ms. Ryan
26 allegedly transferred her interest in her mobilehome located at the Premises to an LLC owned by
27

28 ³ See, Case No. 30-2018-01024401.

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1 Defendant called J-Sandcastle Co., LLC (“JSC”). But the transfer was not done pursuant to any
2 written purchase agreement.

3 16. Rather, Defendant asserts there (a) exists a security agreement between JSC and
4 Defendant where Defendant allegedly lent JSC \$225,000 in exchange for a security interest in the
5 Premises; (b) accompanying the agreement is a secured promissory note (“Note”) for \$225,000,⁴
6 dated November 16, 2018, between JSC and J-Pad LLC (“JP”) – which LLC Debtor also holds
7 some vague ownership interest in.

8 17. Importantly, Defendant was never approved by the Park to be a tenant for Space
9 376.⁵

10 18. In December 2018, The Park caused to be served on Defendant a Five-Day Notice of
11 Quit Premises.

12 19. On January 2, 2019, The Park filed a complaint (“Complaint”) against Defendant for
13 forcible entry/detainer (mobilehome park).⁶

14 20. On February 22, 2019, Defendant filed her answer-to the Complaint.

15 21. In August 2020, title to the mobilehome located on the Premises was transferred to
16 Ron Pierpont. Subsequently, title to the Premises was also transferred to Defendant’s children.

17 22. Subsequently, the title certificate for the mobilehome on the Premises was further
18 changed to show Defendant as the registered owner.

19 **The Bankruptcy Filing**

20 23. On July 9, 2021, Defendant filed a voluntary petition for relief under Chapter 7 of
21 Title 11 of the United States Bankruptcy Code (“Petition Date”) commencing Case No. 8:21-bk-
22 11710-ES.

23
24
25 ⁴ Shortly after execution of the Note, on January 14, 2019, JP filed a UCC Financing Statement in
26 favor of itself with the Debtor listed as the JSC and Defendant with the collateral being the Premises.
In sum, in January 2019, the JSC was the registered owner and JP was the legal owner-holder of the
Note.

27 ⁵ Reasonable daily rental value of the Premises is at least \$36.20.

28 ⁶ See, Case No. 30-2019-01041423-CL-UD-CJC (“State Court Action”). A true and correct copy of
the State Court Action is attached as **Exhibit 1**. Plaintiff incorporates by reference the allegations in
the State Court Action into this Complaint.

24. On September 7, 2021, as Dk. No. 15, Defendant filed amended schedules:
Amended Schedule A/B Individual: Property, Amended Schedule C: The Property You Claimed as
Exempt, Schedule G Individual: Executory Contracts and Unexpired Leases, Schedule H
Individual: Your Codebtors, Amended Schedule I Individual: Your Income, Statement of Financial
Affairs for Individual Filing for Bankruptcy, Statement of Intention for Individuals Filing Under
Chapter 7, Chapter 7 Statement of Your Current Monthly Income.

7 25. On September 22, 2021, as Dk. No. 16, Defendant filed First Amended Schedule C:
8 The Property You Claimed as Exempt, Amended Schedule I Individual: Your Income, Amended
9 Schedule G Individual: Executory Contracts and Unexpired Leases, Amended Statement of
10 Financial Affairs for Individual Filing for Bankruptcy, Amended Statement of Intention for
11 Individuals Filing Under Chapter 7, Amended Statement of Related Cases, and Amended Chapter 7
12 Statement of Your Current Monthly Income.

13 26. On the same day, as Dk. No. 17, Defendant filed Amended Schedules (D) and (E/F),
14 Amended List of Creditors (Master Mailing List of Creditors), and Amended Verification of Master
15 Mailing List of Creditors.

27. On October 14, 2021, as Dk. No. 22, Defendant filed Amended Schedule A/B
Individual: Property, Amended Schedule C: The Property You Claimed as Exempt, Amended
Schedules (D) (E/F), Schedule G Individual: Executory Contracts and Unexpired Leases, Schedule
H Individual: Your Codebtors, and Statement of Intention for Individuals Filing Under Chapter 7.

First Claim for Relief

(11 U.S.C. § 523(a)(2)(A))

22 28. Plaintiff incorporates by reference, paragraphs 1 through 27 and realleges these
23 paragraphs as though set forth in full.

24 29. Defendant trespassed and took possession of the subject Premises without the
25 consent of Plaintiff. No rental agreement has been entered into between Plaintiff and Defendant.
26 Defendant's Application was denied due to her poor financial condition. Defendant also made a
27 material falsehood on her Application.

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1 30. Due to the failure of Defendant to execute a rental agreement prior to taking
2 possession of the Premises, Defendant has no right of tenancy and is an unlawful occupant within
3 the meaning of Civil Code §798.75.

4 31. Defendant remains in possession of the subject Premises as of this date, and said
5 possession is without Plaintiff's consent.

6 32. Defendant continues in willful, malicious, obstinate and/or intentional possession of
7 said Premises without Plaintiff's consent and refuse to surrender possession of same to Plaintiff.

8 33. The reasonable rental value of the Premises is at least Thirty-Six Dollars and Twenty
9 Cents (\$36.20) per day, and damages caused by Defendants' forcible detention will accrue at said
10 rates long as Defendants' mobilehome remains in possession of said Premises.

11 34. The reasonable value of utilities consumed is the amount evidenced by the meter
12 installed on the Premises, and damages caused by Defendant's forcible detention will accrue at said
13 rates so long as Defendant's mobilehome remains in possession of said Premises.

14 35. The reasonable value for trash removal and sewage charges are the amounts charged
15 by the suppliers for these services, and damages caused by Defendant's forcible detention will
16 accrue at said rate so long as Defendants, or any of them, remain in possession of said premises.

17 36. As a direct and proximate result of Defendant's false pretenses, false representations,
18 or actual fraud, Plaintiff has suffered damages in an amount that exceeds \$50,000.

19 37. In short, Defendant trespassed, refuses to leave and this has caused Damage to
20 Plaintiff.

21 38. Defendant further fraudulently represents that she has a right to be at the Premises
22 that is false and fraudulent resulting in her willfully and maliciously causing damage to Plaintiff.

23 39. By reason of the foregoing, all amounts due to Plaintiff under the Judgment must be
24 excepted from any discharge received by the Debtor pursuant to 11 U.S.C. § 523(a)(2)(A).

25 **Second Claim for Relief**

26 (11 U.S.C. §523(a)(6))

27 40. Plaintiff incorporates by reference paragraphs 1 through 39 and realleges these
28 paragraphs as though set forth in full.

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1 41. Defendant knowingly, willfully, and/or intentionally converted Plaintiff's property,
2 namely the Premises, for her own use while depriving Plaintiff of its right to the Premises.

3 42. Defendant's actions were malicious.

4 43. Defendant knew that the Premises were not her property and that she had no
5 permission or right to be there.

6 44. Defendant failed to return the Premises to Plaintiff despite demand. Defendant's
7 conversion was willful and malicious and not innocent or technical.

8 45. As a result of Debtor's willful and malicious actions, Plaintiff incurred damages in
9 the amount of at least \$50,000, exclusive of interest, costs, and attorney's fees.

10 46. By reason of the foregoing, all amounts due to Plaintiff under the Judgment must be
11 excepted from any discharge to be received by Debtor pursuant to 11 U.S.C. § 523(a)(6).

12 **Third Claim for Relief**

13 **Debtor Took Actions to Hinder, Delay, and Defraud Creditors**

14 **[11 U.S.C. § 727(a)(2)(A)]**

15 47. Plaintiff incorporates by reference all allegations of Paragraphs 1 through 46,
16 inclusive, of this complaint as though fully set forth herein.

17 48. Pursuant to 11 U.S.C. § 727(a)(2)(A), a debtor shall not receive a discharge if "the
18 debtor, with intent to hinder, delay, or defraud a creditor or an officer of the estate charged with
19 custody of property under this title, has transferred, removed, destroyed, mutilated, or concealed, or
20 has permitted to be transferred, removed, destroyed, mutilated, or concealed—property of the debtor,
21 within one year before the date of the filing of the petition." *See, e.g., In re Lawson*, 122 F.3d 1237,
22 1240 (9th Cir. 1997).

23 49. Within one year of the Petition Date, Debtor transferred or disposed of the Premises
24 ("Transfer").

25 50. When making the Transfer, Debtor subjectively intended to hinder, delay, or defraud
26 creditors through the act of the Transfer.

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1 51. Specifically, Debtor engaged in the Transfer at a time when creditors were attempting
2 collection and unlawful detainer efforts, such that collection efforts by Debtor's creditors were
3 hindered, delayed, or frustrated.

4 52. Additionally, certain badges of fraud accompanied the Transfer, including that
5 (a) there was a close relationship between JPS, JP and Debtor, as Debtor hold some ownership
6 interest in both LLCs; (b) the Transfer, and subsequent transfers, were made in response to a pending
7 lawsuit filed by Defendant and other creditors; (c) prior to the Transfer or as a result of the Transfer,
8 Debtor was or was rendered insolvent; (d) substantially all of Debtor's property was transferred as a
9 result of the transfers of the Premises; (e) Plaintiff is informed and believes that Debtor received no
10 consideration for the Transfer, or any subsequent transfers. *See Retz v. Samson (In re Retz)*, 606 F.3d
11 1189, 1200 (9th Cir. 2010).

12 53. Additionally, Debtor concealed her interest in the Premises by paying for the
13 purchase of the Premises but placing title in the name of one or more LLCs and/or other individuals.

14 54. Defendant's concealed interest in the Property continued into the one year period
15 prior to bankruptcy.

16 55. Accordingly, Debtor is not entitled to a discharge pursuant to 11 U.S.C. § 727(a)(2).

17 **Fourth Claim for Relief**

18 **False Oaths**

19 **[11 U.S.C. § 727(a)(4)]**

20 56. Plaintiff incorporates by reference all allegations of Paragraph 1 through 55,
21 inclusive, of this complaint as though fully set forth herein.

22 57. Pursuant to 11 U.S.C. § 727(a)(4)(A), a debtor shall not receive a discharge if "the
23 debtor knowingly and fraudulently, in or in connection with the case—made a false oath or
24 account." *See Retz*, 606 F.3d at 1196-99 (9th Cir. 2010).

25 58. Debtor signed her Chapter 7 Petition, Bankruptcy Schedules, Statements of Financial
26 Affairs and other documents filed with the Court under penalty of perjury, acknowledging that the
27 information provided therein was true and correct, even though she knew some of the information
28 provided was not true or correct.

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1 59. At her initial 341(a) meeting of creditors, under penalty of perjury, Debtor answered
2 in the affirmative that she signed, read and was personally familiar with the petition, schedules,
3 statement of financial affairs and related documents, and that there were no errors or omissions.
4 Debtor nevertheless made several material omissions and false oaths.

5 60. First, on Debtor's Schedule A/B, she stated that originally that she held a 1/3 interest
6 in JP. Subsequently, Debtor stated that she held a 1/7 interest in JP. Now, Debtor claims a 70%
7 ownership interest without accounting for the change in interest/value.

8 61. Second, Debtor transferred title to the Premises in and out of her name including
9 transferring it to an JSC to conceal her alleged interest at a time when she was facing an adverse
10 judgment in favor of the Gables. This omission is a false oath and is material because it is relevant to
11 Debtor's financial affairs and business dealings, which Trustee must assess in order to properly
12 administer the estate.

13 62. Third, on Debtor's statement of financial affairs, she stated that she had not sold,
14 traded, or otherwise transferred any property to anyone outside the ordinary course of business
15 within the past two years prior to bankruptcy. This is contrary to the fact Debtor engaged in a series
16 of transfers, through the Petition Date, involving the Premises. All transfers were outside the
17 ordinary course of business. As stated above, this omission and false oath is material because it
18 conceals a fraudulent transfer of estate property worth approximately \$300,000. Without knowledge
19 of this transfer, Trustee would be unable to pursue a fraudulent transfer action to recover up to
20 \$300,000 for the benefit of the estate and its creditors.

21 63. Fourth, Defendant states in the schedules that she has an unexpired ground lease with
22 Defendant when one does not exist.⁸

23 64. Fifth, at her 341(a) meeting of creditors, Defendant stated that JSC and Defendant are
24 the same and not legally distinct entities. Yet, Debtor provided alleged loan documents between
25
26

27
28 ⁸ Allegedly involving Tract 10542, Unit 4, Lot 376 16222 Monterey Lane. There is no ground lease
on the MHP. There is a ground lease between BS Investors and Defendant for the condominium
complex known as the HB Gables Tract 10542.

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1 herself, JSC and JP as if all were distinct legal entities. Moreover, the date on the public notary page
2 has been removed and there are no dates or signatures on these documents.⁹

3 65. Debtor made the foregoing omissions and false oaths knowingly by acting
4 deliberately and consciously. Debtor deliberately and consciously signed the schedules and
5 statement of financial affairs knowing that the information provided was not completely true and
6 correct. Thereafter, at her 11 U.S.C. § 341(a) meeting of creditors, Debtor testified under penalty of
7 perjury that there were no inaccuracies in her schedules or statement of financial affairs. This
8 supports a finding that Debtor acted knowingly in making the omissions and false oaths.

9 66. Accordingly, Debtor is not entitled to a discharge pursuant to 11 U.S.C. § 727(a)(4).

10 **Fifth Claim for Relief**

11 **Objection to Debtor's Discharge**

12 **[11 U.S.C. § 727(a)(5)]**

13 67. Plaintiff realleges and incorporates herein by this reference, the allegations contained
14 in Paragraphs 1 through 66 inclusive, as though fully set forth herein.

15 68. Defendant has failed to explain satisfactorily the purchase and series of transfers
16 involving the Premises, including but not limited to the circumstances surrounding the alleged loan
17 of \$225,000 between JP, JSC, and Defendant for the purchase of the mobilehome located on the
18 Premises.

19 69. Defendant has failed to explain satisfactorily, namely produce any documentation,
20 evidencing that there exists any lease agreement – ground or otherwise - between Defendant and
21 Plaintiff.

22 70. Defendant has been unable to explain how much she sold 4476 Alderport for and
23 where the proceeds went, including any agreements between herself and the subsequent purchaser.

24 71. As a result of her failure to explain satisfactorily material issues related to the
25 Premises, any lease or purchase agreements, Debtor should be denied a discharge pursuant to 11
26 U.S.C. § 727(a)(5).

27 _____
28 ⁹ Interestingly, the notary page references "Anthony Calderon" which Plaintiff believes was
Defendant's ex-husband's boss who transferred JP to Defendant in 2018.

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1 **ON THE FIRST CLAIM FOR RELIEF**

2 1. For a determination that all amounts owed to Plaintiff under the Judgment be
3 excepted from discharge pursuant to 11 U.S.C. § 523(a)(2)(A);

4 **ON THE SECOND CLAIM FOR RELIEF**

5 2. For a determination that all amounts owed to Plaintiff under the Judgment be
6 excepted from discharge pursuant to 11 U.S.C. § 523(a)(6);

7 **ON THE THIRD CLAIM FOR RELIEF**

8 3. For a determination that Debtor should be denied a discharge pursuant to 11 U.S.C.
9 § 727(a)(2);

10 **ON THE FOURTH CLAIM FOR RELIEF**

11 4. For a determination that Debtor should be denied a discharge pursuant to 11 U.S.C.
12 § 727(a)(4);

13 **ON THE FIFTH CLAIM FOR RELIEF**

14 5. For a determination that Debtor should be denied a discharge pursuant to 11 U.S.C.
15 § 727(a)(5);

16 **ON ALL CLAIMS FOR RELIEF**

17 6. For costs of suit incurred, including attorneys' fees as provided by applicable case
18 law, statute, and/or agreement of the parties; and

19 7. For such other relief as the Court deems just and proper.
20

21 DATED: October 18, 2021

MARSHACK HAYS LLP

22
23 By: /s/ Laila Masud

D. EDWARD HAYS

LAILA MASUD

Attorneys for Plaintiff,

HOUSER BROS. CO. dba RANCHO DEL REY

MOBILE HOME ESTATES
26
27
28

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EXHIBIT 1

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1 ELAINE B. ALSTON, Bar No. 134139,
2 VIVIENNE J. ALSTON, Bar No. 170746
Members of
3 **ALSTON, ALSTON & DIEBOLD**
Attorneys at Law
27201 Puerta Real, Suite 300
4 Mission Viejo, California 92691
(714) 556-9400 – FAX (714) 556-9500

5 Attorney for Plaintiff
6

ELECTRONICALLY FILED
Superior Court of California,
County of Orange
01/02/2019 at 08:00:00 AM
Clerk of the Superior Court
By Diana Cuevas, Deputy Clerk

7
8 SUPERIOR COURT, STATE OF CALIFORNIA
9 COUNTY OF ORANGE,

10 HOUSER BROS. CO., a California limited
11 partnership dba RANCHO DEL REY MOBILE
HOME ESTATES

12 Plaintiff,

13 vs.

14 JAMIE GALLIAN AND ALL OTHER
15 OCCUPANTS AND PERSONS IN POSSESSION
16 WITHOUT A SIGNED LEASE AGREEMENT,
and DOES 1 to 10, inclusive,

17 Defendant
18

Case No.: 30-2019-01041423-CL-UD-CJC

COMPLAINT FOR FORCIBLE ENTRY/
DETAINDER (MOBILEHOME PARK)

[CIVIL CODE §798.75 AND CODE OF
CIVIL PROCEDURE §§1159, et seq.]

DOES NOT EXCEED \$10,000.00

19 COMES NOW, the Plaintiff herein, and alleges as follows:

20 1. Plaintiff, HOUSER BROS. CO., a California limited partnership doing business in the
21 County of Orange State of California, under the fictitious name of RANCHO DEL REY MOBILE
22 HOME ESTATES. Plaintiff has filed the statements and published the notices required by §§17900, et
23 seq., of the Business and Professions Code.

24 2. Defendants, JAMIE GALLIAN AND ALL OTHER OCCUPANTS AND PERSONS
25 IN POSSESSION WITHOUT A SIGNED LEASE AGREEMENT, are individuals residing in the City
26 of Huntington Beach, County of Orange State of California

27 3. The true names and capacities of Defendants sued herein as DOES 1 through 10,
28 inclusive, whether individual, corporate, associate or otherwise, are unknown to Plaintiff, who
1

COMPLAINT FOR FORCIBLE ENTRY/DETAINDER

EXHIBIT 1, PAGE 13

Exhibit "1"

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1 therefore sues said Defendants by said fictitious names. Plaintiff will amend this Complaint to insert
2 said Defendants' true names and capacities when the same have been ascertained.

3 4. The premises which are the subject of this action are located in the judicial district in
4 which this action is brought. Said premises are situated at 16222 Monterey Lane, Space 376,
5 Huntington Beach, California 92647 (the "Premises").

6 5. Plaintiff is the owner of said Premises and has a superior right to possession thereof.

7 6. Defendants entered into possession of the subject Premises without the consent of
8 Plaintiff. No rental agreement has been entered into between Plaintiff and Defendants. Defendant's
9 application was denied due to her poor financial condition. Defendant also made a material falsehood
10 on her application, and her prior conduct indicates she will not comply with the Rules and Regulations
11 governing the mobilehome park.

12 7. Due to the failure of Defendants to execute a rental agreement prior to taking possession
13 of the Premises, Defendants have no right of tenancy and are unlawful occupants within the meaning of
14 Civil Code §798.75.

15 8. On or about December 11, 2018 Plaintiff caused to be served on Defendants a Five (5)
16 Day Notice to Quit Premises. A copy of said Notice is attached hereto as Exhibit "1" and incorporated
17 herein by this reference.

18 9. Defendants remain in possession of the subject Premises as of this date, and said
19 possession is without Plaintiff's consent.

20 10. Defendants continue in willful, malicious, obstinate and/or intentional possession of said
21 Premises without Plaintiff's consent and refuse to surrender possession of same to Plaintiff.

22 11. The reasonable rental value of the Premises is at least Thirty-Six Dollars and Twenty
23 Cents (\$36.20) per day, and damages caused by Defendants' forcible detention will accrue at said rate so
24 long as Defendants' mobilehome remains in possession of said Premises.

25 12. The reasonable value of utilities consumed is the amount evidenced by the meters
26 installed on the Premises, and damages caused by Defendants' forcible detention will accrue at said
27 rates so long as Defendants' mobilehome remains in possession of the said Premises.

28

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1 13. The reasonable value for trash removal and sewage charges are the amounts charged by
2 the suppliers for these services, and damages caused by Defendants' forcible detention will accrue at
3 said rate so long as Defendants, or any of them, remain in possession of said premises.

4 14. California Civil Code §798.85 states as follows:

5 "In any action arising out of the provisions of this chapter the prevailing
6 party shall be entitled to reasonable attorneys' fees and costs."

7 15. Plaintiff has been compelled to commence this action for recovery of possession of said
8 Premises and for default in payment of rent and utilities, and Plaintiff has thereby incurred and been
9 required to expend money for attorneys' fees.

10 16. Plaintiff has been compelled to commence this action for recovery of possession of said
11 Premises and for default in payment of rent, utilities and other charges, and to otherwise enforce
12 Plaintiff's rights under Exhibit "1," and Plaintiff has thereby incurred and been required to expend
13 money for attorneys' fees.

14

15 WHEREFORE, Plaintiff prays judgment against Defendants, and each of them, as follows:

16 (1) For restitution of said Premises;

17 (2) For damages at the rate of Thirty-Six Dollars and Twenty Cents (\$36.20) per day as a
18 reasonable rental value of the Premises from and after the date Defendants went into
19 possession according to proof, and until judgment and for so long as Defendants, or any of
20 them, continue to occupy said Premises;

21 (3) For actual consumption of utilities commencing from and after the date Defendants
22 went into possession according to proof, and until judgment and for so long as Defendants, or
23 any of them, continue in possession of said Premises;

24 (4) For treble the amount above;

25 (5) For attorneys' fees incurred herein;

26 (6) For costs of suit incurred herein;

27 (7) For interest at the legal rate on judgment; and
28

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1 (8) For such other and further relief as the Court may deem just and proper, except that
2 Plaintiff remits all damages in excess of the jurisdiction of this Court.
3

4 DATED: December 18, 2018

By:


Vivienne J. Alston
Attorney for Plaintiff

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EXHIBIT 1

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Page 19

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ELAINE B. ALSTON
VIVIANNE J. ALSTON
DONALD A. DIEBOLD

ALSTON, ALSTON & DIEBOLD
27201 PUERTA REAL
SUITE 300
MISSION VIEJO, CALIFORNIA 92691

TELEPHONE (714) 556-9400
FACSIMILE (714) 556-9500

OUR FILE NO: 1510.

December 10, 2018

FIVE (5) DAY DEMAND
FOR SURRENDER OF POSSESSION OF SITE

To: Jamie Gallian and All Unlawful Occupants and Persons in Possession Without a Signed Rental Agreement ("Occupants"):

NOTICE IS HEREBY GIVEN that management of the mobilehome park commonly known as:

Rancho Del Rey
16222 Monterey Lane
Huntington Beach, CA 92649
(referred to as "Park" herein)

HEREBY DEMANDS that the Occupants named above, and each of them, quit the premises in the Park and surrender possession thereof commonly described as:

Space376
(referred to as "site" herein)

WITHIN FIVE (5) DAYS FROM AND AFTER SERVICE OF THIS NOTICE, and that said surrender of the mobilehome site be made to the park manager(s), who is authorized to receive the same on behalf of the management.

Civil Code Section 798.75 authorizes forcible detainer proceedings against any occupant of a mobilehome park who does not have rights of tenancy and is not otherwise entitled to occupy the premises, upon failure of the occupants to quit the premises within five (5) days after service of a demand for surrender of the site.

This notice is served with reference to the following facts, inter alia, upon which said demand is now hereby made:

That you have actual and physical possession of the site, without permission from park management, and without right or authority under a rental agreement or otherwise. Based upon the foregoing facts, management is authorized to pursue its legal remedies to obtain possession of the site from all such Occupants having no right of tenancy or possession.

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J Galian
and All Unlawful Occupants
December 10, 2018
Page 2

THIS NOTICE IS INTENDED AS A FIVE (5) DAY DEMAND TO SURRENDER POSSESSION AND NOTICE TO QUIT AS PER CIVIL CODE SECTION 798.75. SHOULD YOU FAIL TO QUIT AND SURRENDER POSSESSION AS HEREBY DEMANDED, LEGAL PROCEEDINGS SHALL BE INSTITUTED FOR RESTITUTION OF POSSESSION OF THE PREMISES, REASONABLE RENTAL VALUE, DAMAGES INCIDENTAL TO OCCUPANTS WRONGFUL UNLAWFUL OCCUPATION OF THE SITE, AND ATTORNEYS' FEES AND COSTS, AND STATUTORY DAMAGES.

ALSTON, ALSTON & DIEBOLD

Dated: December 10, 2018

By: 
VIVIENNE J. ALSTON
Authorized Agent for Owner

cc: Client
Park Manager

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ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) Vivienne J. Alston SBN 170746 ALSTON, ALSTON & DIEBOLD 27201 Puerta Real ste 300 Mission Viejo, CA 92691 ATTORNEY FOR Plaintiff		TELEPHONE NUMBER (714) 556-9400	FOR COURT USE ONLY
SHORT TITLE OF CASE: Rancho Del Rey v. Gallian, Jamie			
DATE:	TIME:	DEP./DIV.	
Declaration of Service of Notice to Tenant			Ref. No. or File No: 1510

I, the undersigned, declare that I served the tenant with the: **Five (5) Day Demand for Surrender of Possession of site.:**

Constructive Service

After unsuccessfully attempting to personally serve said Notice(s) on each of the named parties on **12/11/2018** at **05:39 PM**, I completed service by serving said notice(s) as authorized by C.C.P. Section 1162 (2,3). In the manner set forth below.

To: **Jamie Gallian**

On: **12/11/2018** At: **05:39 PM**

By **posting** a copy for each tenant in a conspicuous place on the property therein described, there being no person of suitable age or discretion to be found at the property where situated, **and mailing** a copy to said tenant(s) by depositing said copies in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the tenant on **12/11/2018** from **Garden Grove** at the address where served: **16222 Monterey Lane 376 Huntington Beach, CA 92649**

Person Who served papers:

- a. Name: **Cesar Gonzalez**
- b. Address: **840 N. Birch St, Santa Ana, CA 92701**
- c. Telephone number: **714-953-9451**
- d. The fee for this service was: **129.50**
- e. I am:
 - (3) ☒ a registered California process server:
 - (i) ☒ Independent Contractor
 - (ii) Registration No.: **2729**
 - (iii) County: **Orange**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



JANNEY & JANNEY
LEGAL SUPPORT SERVICE

Cesar Gonzalez

Date: **12/12/2018**

Declaration of Service of Notice to Tenant

Invoice #: 2305520-01

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Exhibit "1"

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ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) Vivienne J. Alston SBN 170746 ALSTON, ALSTON & DIEBOLD 27201 Puerta Real ste 300 Mission Viejo, CA 92691 ATTORNEY FOR Plaintiff		TELEPHONE NUMBER (714) 556-9400	FOR COURT USE ONLY
SHORT TITLE OF CASE: Rancho Del Rey v. Gallian, Jamie			
DATE:	TIME:	DEP./DIV.	
Declaration of Service of Notice to Tenant			Ref. No. or File No: 1510

I, the undersigned, declare that I served the tenant with the: **Five (5) Day Demand for Surrender of Possession of site;**

Constructive Service

After unsuccessfully attempting to personally serve said Notice(s) on each of the named parties on **12/11/2018** at **05:39 PM**, I completed service by serving said notice(s) as authorized by C.C.P. Section 1162 (2,3). In the manner set forth below.

To: **All Other Occupants**

On: **12/11/2018** At: **05:39 PM**

By posting a copy for each tenant in a conspicuous place on the property therein described, there being no person of suitable age or discretion to be found at the property where situated, and mailing a copy to said tenant(s) by depositing said copies in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the tenant on **12/11/2018** from **Garden Grove** at the address where served: **16222 Monterey Lane 376 Huntington Beach, CA 92649**

Person Who served papers:

- a. Name: **Cesar Gonzalez**
 - b. Address: **840 N. Birch St, Santa Ana, CA 92701**
 - c. Telephone number: **714-953-9451**
 - d. The fee for this service was: **39.50**
 - e. I am:
- (3) ☒ a registered California process server:
- (i) ☒ Independent Contractor
 - (ii) Registration No.: **2729**
 - (iii) County: **Orange**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



JANNEY & JANNEY
LEGAL SUPPORT SERVICE

Cesar Gonzalez

Date: 12/12/2018

Declaration of Service of Notice to Tenant

Invoice #: 2305520-02

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Exhibit "1"
Page 23

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VERIFICATION

STATE OF CALIFORNIA, COUNTY OF ORANGE

I have read the foregoing COMPLAINT

and know its contents.

☐ CHECK APPLICABLE PARAGRAPHS

☐ I am a party to this action. The matters stated in the foregoing document are true of my own knowledge except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

☒ I am ☐ an Officer ☒ a partner ☐ a _____ of HOUSER BROS CO.

a party to this action, and am authorized to make this verification for and on its behalf, and I make this verification for that reason. ☐ I am informed and believe and on that ground allege that the matters stated in the foregoing document are true. ☒ The matters stated in the foregoing document are true of my own knowledge, except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

☐ I am one of the attorneys for _____ a party to this action. Such party is absent from the county of aforesaid where such attorneys have their offices, and I make this verification for and on behalf of that party for that reason. I am informed and believe and on that ground allege that the matters stated in the foregoing document are true.

Executed on December 19, 2018, at HUNTINGTON BEACH, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Christopher C Houser
Type or Print Name

[Signature]
Signature

PROOF OF SERVICE

1013a (3) CCP Revised 5/1/88

STATE OF CALIFORNIA, COUNTY OF

I am employed in the county of _____, State of California.

I am over the age of 18 and not a party to the within action; my business address is: _____

On, _____ I served the foregoing document described as _____

_____ on _____ in this action

☐ by placing the true copies thereof enclosed in sealed envelopes addressed as stated on the attached mailing list:

☐ by placing ☐ the original ☐ a true copy thereof enclosed in sealed envelopes addressed as follows:

☐ BY MAIL

☐ *I deposited such envelope in the mail at _____, California.

The envelope was mailed with postage thereon fully prepaid.

☐ As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at _____ California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

Executed on _____, at _____, California.

☐ ** (BY PERSONAL SERVICE) I delivered such envelope by hand to the offices of the addressee.

Executed on _____, at _____, California.

☐ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ (Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Type or Print Name

Signature

* (BY MAIL SIGNATURE MUST BE OF PERSON DEPOSITING ENVELOPE IN MAIL SLOT, BOX, OR BAG)

** (FOR PERSONAL SERVICE SIGNATURE MUST BE THAT OF MESSENGER)

Rev. 7/99

Legal
Solutions
& Plus

EXHIBIT 1, PAGE 22

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0027

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Adversary Proceeding Cover Sheet Page 1 of 2

B1040 (FORM 1040) (12/15)

ADVERSARY PROCEEDING COVER SHEET (Instructions on Reverse)		ADVERSARY PROCEEDING NUMBER (Court Use Only)		
PLAINTIFFS HOUSER BROS. CO. dba RANCHO DEL REY MOBILE HOME ESTATES,	DEFENDANTS JAMIE LYNN GALLIAN,			
ATTORNEYS (Firm Name, Address, and Telephone No.) MARSHACK HAYS LLP - 870 Roosevelt, Irvine, CA 92620; Tel. (949) 333-7777	ATTORNEYS (If Known)			
PARTY (Check One Box Only) <input type="checkbox"/> Debtor <input type="checkbox"/> U.S. Trustee/Bankruptcy Admin <input checked="" type="checkbox"/> Creditor <input type="checkbox"/> Other <input type="checkbox"/> Trustee	PARTY (Check One Box Only) <input checked="" type="checkbox"/> Debtor <input type="checkbox"/> U.S. Trustee/Bankruptcy Admin <input type="checkbox"/> Creditor <input type="checkbox"/> Other <input type="checkbox"/> Trustee			
CAUSE OF ACTION (WRITE A BRIEF STATEMENT OF CAUSE OF ACTION, INCLUDING ALL U.S. STATUTES INVOLVED) COMPLAINT TO (1) DETERMINE DISCHARGEABILITY OF DEBT PURSUANT TO 11 U.S.C. §§ 523(a)(2)(A) and (a)(6); (2) DENY DISCHARGE PURSUANT TO 11 U.S.C. §§ 727(a)(2)(A), (a)(4), and (a)(5)				
NATURE OF SUIT (Number up to five (5) boxes starting with lead cause of action as 1, first alternative cause as 2, second alternative cause as 3, etc.)				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; border: none;"> FRBP 7001(1) – Recovery of Money/Property <input type="checkbox"/> 11-Recovery of money/property - §542 turnover of property <input type="checkbox"/> 12-Recovery of money/property - §547 preference <input type="checkbox"/> 13-Recovery of money/property - §548 fraudulent transfer <input type="checkbox"/> 14-Recovery of money/property - other FRBP 7001(2) – Validity, Priority or Extent of Lien <input type="checkbox"/> 21-Validity, priority or extent of lien or other interest in property FRBP 7001(3) – Approval of Sale of Property <input type="checkbox"/> 31-Approval of sale of property of estate and of a co-owner - §363(h) FRBP 7001(4) – Objection/Revocation of Discharge <input type="checkbox"/> 41-Objection / revocation of discharge - §727(c),(d),(e) FRBP 7001(5) – Revocation of Confirmation <input type="checkbox"/> 51-Revocation of confirmation FRBP 7001(6) – Dischargeability <input type="checkbox"/> 66-Dischargeability - §523(a)(1),(14),(14A) priority tax claims <input type="checkbox"/> 62-Dischargeability - §523(a)(2), false pretenses, false representation, actual fraud <input type="checkbox"/> 67-Dischargeability - §523(a)(4), fraud as fiduciary, embezzlement, larceny <div style="text-align: center;">(continued next column)</div> </td> <td style="width: 50%; vertical-align: top; border: none;"> FRBP 7001(6) – Dischargeability (continued) <input type="checkbox"/> 61-Dischargeability - §523(a)(5), domestic support <input checked="" type="checkbox"/> 68-Dischargeability - §523(a)(6), willful and malicious injury <input type="checkbox"/> 63-Dischargeability - §523(a)(8), student loan <input type="checkbox"/> 64-Dischargeability - §523(a)(15), divorce or separation obligation (other than domestic support) <input checked="" type="checkbox"/> 65-Dischargeability - other Sections 727(a)(2)(A), (a)(4), and (a)(5) FRBP 7001(7) – Injunctive Relief <input type="checkbox"/> 71-Injunctive relief – imposition of stay <input type="checkbox"/> 72-Injunctive relief – other FRBP 7001(8) Subordination of Claim or Interest <input type="checkbox"/> 81-Subordination of claim or interest FRBP 7001(9) Declaratory Judgment <input type="checkbox"/> 91-Declaratory judgment FRBP 7001(10) Determination of Removed Action <input type="checkbox"/> 01-Determination of removed claim or cause Other <input type="checkbox"/> SS-SIPA Case – 15 U.S.C. §§78aaa <i>et seq.</i> <input type="checkbox"/> 02-Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy case) </td> </tr> </table>			FRBP 7001(1) – Recovery of Money/Property <input type="checkbox"/> 11-Recovery of money/property - §542 turnover of property <input type="checkbox"/> 12-Recovery of money/property - §547 preference <input type="checkbox"/> 13-Recovery of money/property - §548 fraudulent transfer <input type="checkbox"/> 14-Recovery of money/property - other FRBP 7001(2) – Validity, Priority or Extent of Lien <input type="checkbox"/> 21-Validity, priority or extent of lien or other interest in property FRBP 7001(3) – Approval of Sale of Property <input type="checkbox"/> 31-Approval of sale of property of estate and of a co-owner - §363(h) FRBP 7001(4) – Objection/Revocation of Discharge <input type="checkbox"/> 41-Objection / revocation of discharge - §727(c),(d),(e) FRBP 7001(5) – Revocation of Confirmation <input type="checkbox"/> 51-Revocation of confirmation FRBP 7001(6) – Dischargeability <input type="checkbox"/> 66-Dischargeability - §523(a)(1),(14),(14A) priority tax claims <input type="checkbox"/> 62-Dischargeability - §523(a)(2), false pretenses, false representation, actual fraud <input type="checkbox"/> 67-Dischargeability - §523(a)(4), fraud as fiduciary, embezzlement, larceny <div style="text-align: center;">(continued next column)</div>	FRBP 7001(6) – Dischargeability (continued) <input type="checkbox"/> 61-Dischargeability - §523(a)(5), domestic support <input checked="" type="checkbox"/> 68-Dischargeability - §523(a)(6), willful and malicious injury <input type="checkbox"/> 63-Dischargeability - §523(a)(8), student loan <input type="checkbox"/> 64-Dischargeability - §523(a)(15), divorce or separation obligation (other than domestic support) <input checked="" type="checkbox"/> 65-Dischargeability - other Sections 727(a)(2)(A), (a)(4), and (a)(5) FRBP 7001(7) – Injunctive Relief <input type="checkbox"/> 71-Injunctive relief – imposition of stay <input type="checkbox"/> 72-Injunctive relief – other FRBP 7001(8) Subordination of Claim or Interest <input type="checkbox"/> 81-Subordination of claim or interest FRBP 7001(9) Declaratory Judgment <input type="checkbox"/> 91-Declaratory judgment FRBP 7001(10) Determination of Removed Action <input type="checkbox"/> 01-Determination of removed claim or cause Other <input type="checkbox"/> SS-SIPA Case – 15 U.S.C. §§78aaa <i>et seq.</i> <input type="checkbox"/> 02-Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy case)
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<input type="checkbox"/> Check if this case involves a substantive issue of state law	<input type="checkbox"/> Check if this is asserted to be a class action under FRCP 23			
<input type="checkbox"/> Check if a jury trial is demanded in complaint	Demand \$			
Other Relief Sought				

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Adversary Proceeding Cover Sheet Page 2 of 2

B1040 (FORM 1040) (12/15)

BANKRUPTCY CASE IN WHICH THIS ADVERSARY PROCEEDING ARISES		
NAME OF DEBTOR JAMIE LYNN GALLIAN		BANKRUPTCY CASE NO. 8:21-bk-11710-ES
DISTRICT IN WHICH CASE IS PENDING CENTRAL DISTRICT OF CALIFORNIA	DIVISION OFFICE SANTA ANA	NAME OF JUDGE Hon. Erithe A. Smith
RELATED ADVERSARY PROCEEDING (IF ANY)		
PLAINTIFF	DEFENDANT	ADVERSARY PROCEEDING NO.
DISTRICT IN WHICH ADVERSARY IS PENDING	DIVISION OFFICE	NAME OF JUDGE
SIGNATURE OF ATTORNEY (OR PLAINTIFF)		
/s/ Laila Masud		
DATE October 18, 2021	PRINT NAME OF ATTORNEY (OR PLAINTIFF) LAILA MASUD	

INSTRUCTIONS

The filing of a bankruptcy case creates an “estate” under the jurisdiction of the bankruptcy court which consists of all of the property of the debtor, wherever that property is located. Because the bankruptcy estate is so extensive and the jurisdiction of the court so broad, there may be lawsuits over the property or property rights of the estate. There also may be lawsuits concerning the debtor’s discharge. If such a lawsuit is filed in a bankruptcy court, it is called an adversary proceeding.

A party filing an adversary proceeding must also must complete and file Form 1040, the Adversary Proceeding Cover Sheet, unless the party files the adversary proceeding electronically through the court’s Case Management/Electronic Case Filing system (CM/ECF). (CM/ECF captures the information on Form 1040 as part of the filing process.) When completed, the cover sheet summarizes basic information on the adversary proceeding. The clerk of court needs the information to process the adversary proceeding and prepare required statistical reports on court activity.

The cover sheet and the information contained on it do not replace or supplement the filing and service of pleadings or other papers as required by law, the Bankruptcy Rules, or the local rules of court. The cover sheet, which is largely self-explanatory, must be completed by the plaintiff’s attorney (or by the plaintiff if the plaintiff is not represented by an attorney). A separate cover sheet must be submitted to the clerk for each complaint filed.

Plaintiffs and Defendants. Give the names of the plaintiffs and defendants exactly as they appear on the complaint.

Attorneys. Give the names and addresses of the attorneys, if known.

Party. Check the most appropriate box in the first column for the plaintiffs and the second column for the defendants.

Demand. Enter the dollar amount being demanded in the complaint.

Signature. This cover sheet must be signed by the attorney of record in the box on the second page of the form. If the plaintiff is represented by a law firm, a member of the firm must sign. If the plaintiff is pro se, that is, not represented by an attorney, the plaintiff must sign.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this District Court proceeding. My business address is: 5801 Skylab Road, Huntington Beach, CA 92649

A true and correct copy of the foregoing document entitled: **APPELLEE'S REQUEST FOR JUDICIAL NOTICE IN SUPPORT OF RESPONSIVE BRIEF** will be served or was served (a) on the judge in chambers in the form and manner required by L.R. 5-4 in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Pursuant to controlling General Orders and L.R 5-3.3, the foregoing document will be served by the court via NEF and hyperlink to the document. On **September 29, 2023**, I checked the CM/ECF docket for this case and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:



Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On , I served the following persons and/or entities at the last known addresses in this case by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.



Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE

TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 (d)(3) and/or controlling L.R. 5-4, on **September 29, 2023**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.



Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 29, 2023

Robert McLelland

Date

Printed Name

Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **ATTORNEY FOR APPELLEE HOUSER BROS. CO.; APPELLEE ERIC HOUSER; AND APPELLEE CRAIG HOUSER:** Bradford Nathan Barnhardt
bbarnhardt@marshackhays.com, kfrederick@ecf.courtdrive.com,
cbastida@marshackhays.com
- **ATTORNEY FOR TRUSTEE JEFFREY I GOLDEN:** Eric P. Israel
eisrael@danninggill.com, eisrael@ecf.inforuptcy.com, DanningGill@gmail.com

2. SERVED BY UNITED STATES MAIL: CONTINUED:

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: CONTINUED:

VIA PERSONAL DELIVERY:
MANDATORY CHAMBERS COPY
HONORABLE WESLEY L. HSU
FIRST STREET COURTHOUSE
350 WEST 1ST STREET, COURTROOM 9B
LOS ANGELES, CA 90012

EXHIBIT 2

1 D. EDWARD HAYS, #162507
ehays@marshackhays.com
2 LAILA MASUD, #311731
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3 MARSHACK HAYS LLP
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4 Irvine, CA 92620
Telephone: (949) 333-7777
5 Facsimile: (949) 333-7778

6 Attorneys for Plaintiff,
HOUSER BROS. CO. dba RANCHO DEL REY
7 MOBILE HOME ESTATES

8 UNITED STATES BANKRUPTCY COURT
9 CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION
10

11 In re
12 JAMIE LYNN GALLIAN,
13 Debtor.

14 HOUSER BROS. CO. dba RANCHO DEL
15 REY MOBILE HOME ESTATES,

16 Plaintiff,

17 v.

18 JAMIE LYNN GALLIAN,
19 Defendant.

Case No. 8:21-bk-11710-ES

Chapter 7

Adv. No. 8:21-ap-01097-ES

FIRST AMENDED COMPLAINT TO

(1) DETERMINE

DISCHARGEABILITY OF DEBT
PURSUANT TO 11 U.S.C. §§ 523

(a)(2)(A) and (a)(6);

(2) DENY DISCHARGE PURSUANT
TO 11 U.S.C. §§ 727(a)(2)(A),
(a)(4), and (a)(5)

Status Conference

Hearing: January 6, 2022

Time: 9:30 a.m.

Ctrm: 5A

Location: 411 W. Fourth St., Santa Ana, CA
92701

23 TO THE HONORABLE ERITHE A. SMITH, UNITED STATES BANKRUPTCY JUDGE,
24 DEFENDANT AND HER ATTORNEY OF RECORD, AND TO ALL INTERESTED PARTIES:

25 Plaintiff, HOUSER BROS. CO., a California limited partnership dba RANCHO DEL REY
26 MOBILE HOME ESTATES (“Houser Bros.” or “Plaintiff”), files this First Amended Complaint
27 against Debtor, Jaime Lynn Gallian (“Defendant” or “Debtor”), and alleges as follows:
28

Statement of Jurisdiction and Venue

1. The court has jurisdiction over this adversary proceeding pursuant to 28 U.S.C. §§ 157 and 1334 in that this action arises in and relates to the bankruptcy case pending in the United States Bankruptcy Court for the Central District of California, Santa Ana Division, entitled *Jaime Lynn Galian*, Case Number 8:21-bk-11710-ES on the docket of the Court.

2. This adversary proceeding is a core proceeding under 28 U.S.C. § 157(b)(2)(I) (dischargeability of particular debts) and 28 U.S.C. § 157(b)(2)(J) (objections to discharge). To the extent any claim for relief contained in this proceeding is determined to be non-core or involve a *Stern*-claim, Plaintiff consents to the entry of final orders and judgments by the Bankruptcy Court.

3. Venue properly lies in the Central District of California in that this adversary proceeding arises in or is related to a case under Title 11 of the United State Code as provided in 28 U.S.C. § 1409.

Parties

4. Plaintiff is a California limited partnership doing business in the County of Orange, State of California, under the fictitious name of Rancho Del Rey Mobile Home Estates.

5. Plaintiff is informed and believes, and thereon alleges that Defendant is an individual residing in Huntington Beach, California.

General Allegations

The Parties and Their Background

6. Houser Bros. Co. owns several acres of real property in Huntington Beach California. The real property has been improved with both (a) a senior mobilehome park known as Rancho Del Re Mobile Home Estates (hereinafter referred to as “The Park” or “Plaintiff”) and (b) an 80-unit condominium complex known as The Huntington Beach Gables (“The Gables”).¹

¹ Defendant was involved in hotly-contested litigation with the Gables concerning property located at 4476 Alderport Drive, Unit 53, Huntington Beach, California 92649 (“4476 Alderport”). The litigation spawned a judgment of over \$316,583.59 (“Gables Judgment”) in favor of the Gables which was formally entered on May 6, 2019. To that end, the Gables has separately filed an adversary action against Defendant seeking to except the Gables Judgment from discharge as well as to deny Debtor a discharge. *See*, Dk. No. 57 in Case No., 8:21-bk-11710-ES (“Gables Adversary Complaint”). By this reference, Plaintiff incorporates all allegations in the Gables Adversary Complaint as if specifically set forth herein.

1 The Park is operated by Plaintiff and the condominium community sub-leases the real property and
2 is operated by an independent Homeowners Association (“Association”). Both The Park and the
3 Gables are enclosed in a six-foot perimeter wall and traffic to both communities is controlled by the
4 same gate with a manned gatehouse. Once a person is past the gatehouse, they have complete and
5 unfettered access to both communities.

6 7. In February 2018, Defendant came to The Park’s leasing office to inquire whether
7 there were any mobilehomes for sale. At this meeting, Defendant neither requested an application
8 packet nor any information as to The Park’s requirements for tenancy and its application
9 procedures.

10 8. Separately, on August 21, 2018, Plaintiff filed a complaint (“Ryan Complaint”)
11 against an individual by the name of Lisa Ryan in Orange County Superior Court for failure to pay
12 rent stemming from Ms. Ryan’s tenancy at the Park – namely 16222 Monterey Lane, Space 376,
13 Huntington Beach, CA 92649 (“Space 376” or “Premises”).² Subsequently, Ms. Ryan and The Park
14 entered into a stipulated judgment (“Stipulated Judgment”) resolving the Ryan Complaint and
15 providing for turnover of Space 376. Specifically:

- 16 (a) No later than November 3, 2018, Ms. Ryan was to vacate Space 376;
- 17 (b) The Park was entitled to a Writ of Possession provided no lock-out could occur prior
18 to November 4, 2018;
- 19 (c) Ms. Ryan had 120 days to market and sell her mobilehome located at Space 376 or
20 the mobilehome would be subject to a warehouse lien auction;
- 21 (d) The Park was to review any prospective buyers in accordance with Mobilehome
22 Residency Law (“MRL”);
- 23 (e) The sale of the mobilehome was to proceed via escrow; and
- 24 (f) Ms. Ryan was to pay a money judgment of not less than \$8,437.07 plus judicial
25 interest.

26
27
28 ² See, Case No. 30-2018-01013582-CL-UD-CJC (“Ryan State Court Action”). On March 6, 2019, in
the Ryan State Court Action the Court granted Plaintiff’s motion for reconsideration to intervene and
TRO to stay writ of possession.

1 9. On November 19, 2018, Defendant emailed an outdated application (“Application”)
2 to the management office for The Park. At this time, the minimum requirements for tenancy at The
3 Park were as follows:

4 (a) At least 55 years of age;

5 (b) Credit worthiness including a credit score of not less than 650;

6 (c) Three times the subject rent in monthly income; and

7 (d) Investigation of prior tenancies (lack of prior holdovers, unlawful detainers etc.).

8 10. The Park reviewed the Application and found Defendant (a) did not meet the
9 minimum financial requirements for tenancy; (b) had a credit score of 523; and (c) had numerous
10 collections and charge offs as bad debts.

11 11. Accordingly, on November 20, 2018, the Park (a) mailed a letter informing
12 Defendant of the denial of her Application (“Denial Letter”); and (b) verbally informed Defendant’s
13 real estate agent of the Denial Letter. On the same day, Defendant called the The Park office to
14 discuss the Denial Letter.

15 12. On November 21, 2018, Defendant physically came to The Park office and tendered
16 a cashier’s check in the amount of \$8,743.07 (“Cashier’s Check”). The Cashier’s Check (a) was in
17 the name of J-Sandcastle Co, LLC; (b) made payable to RDR Mobile Home Estates; (c) contained
18 no indication of the intended purpose. Subsequently, a game of “hot potato” with the Cashier’s
19 Check occurred between The Park and Defendant, where The Park finally returned to Defendant the
20 Cashier’s Check by certified mail.

21 13. In December 2018, The Park found a second cashier’s check from Defendant (“2nd
22 Cashier’s Check”). Again, the 2nd Cashier’s Check was also returned by The Park to Defendant by
23 certified mail.

24 14. Subsequently, The Park learned Defendant lied on the Application. Specifically,
25 when Defendant was asked “[h]ave you been asked to terminate your residency elsewhere or have
26 you ever been evicted?” she answered in the negative. Yet, in October 2018 - *one month prior to*
27
28

1 *turning in the Application* - Defendant was sued by The BS Investors LP for unlawful detainer.³

2 15. From what The Park could ascertain, on or around November 1, 2018, Ms. Ryan
3 allegedly transferred her interest in her mobilehome located at the Premises to an LLC owned by
4 Defendant called J-Sandcastle Co., LLC ("JSC"). But the transfer was not done pursuant to any
5 written purchase agreement.

6 16. Rather, Defendant asserts there (a) exists a security agreement between JSC and
7 Defendant where Defendant allegedly lent JSC \$225,000 in exchange for a security interest in the
8 Premises; (b) accompanying the agreement is a secured promissory note ("Note") for \$225,000,⁴
9 dated November 16, 2018, between JSC and J-Pad LLC ("JP") – which LLC Debtor also holds
10 some vague ownership interest in.

11 17. Importantly, Defendant was never approved by the Park to be a tenant for Space
12 376.⁵

13 18. In December 2018, The Park caused to be served on Defendant a Five-Day Notice of
14 Quit Premises.

15 19. On January 2, 2019, The Park filed a complaint ("Complaint") against Defendant for
16 forcible entry/detainer (mobilehome park).⁶

17 20. On January 14, 2019, the Defendant filed a UCC Financing Statement against J-
18 Sandcastle Co LLC, Document No. 76027030002.

19 21. On January 14, 2019, the Defendant filed a UCC Financing Statement against J-
20 Sandcastle Co LLC, Document No. 76027940002.

21 ///

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23
24 ³ See, Case No. 30-2018-01024401.

25 ⁴ Shortly after execution of the Note, on January 14, 2019, JP filed a UCC Financing Statement in
26 favor of itself with the Debtor listed as the JSC and Defendant with the collateral being the Premises.
27 In sum, in January 2019, the JSC was the registered owner and JP was the legal owner-holder of the
28 Note.

⁵ Reasonable daily rental value of the Premises is at least \$36.20 or \$1,086 monthly. This is the
amount Ms. Ryan was charged in 2018. Since then the amount has increased with move in rates for
The Park as follows: (a) 2019 \$1372; (b) 2020 \$1420; and (c) 2021 \$1460.

⁶ See, Case No. 30-2019-01041423-CL-UD-CJC ("State Court Action"). A true and correct copy of
the State Court Action is attached as **Exhibit 1**. Plaintiff incorporates by reference the allegations in
the State Court Action into this Complaint.

23. On January 14, 2019, the Defendant filed a UCC Financing Statement against Craig Houser and Kathryn Curtiss, Document No. 7602794004.

25. In August 2020, title to the mobilehome located on the Premises was transferred to Ron Pierpont. Subsequently, title to the Premises was also transferred to Defendant's children.

The Bankruptcy Filing

28. On September 7, 2021, as Dk. No. 15, Defendant filed amended schedules:
Amended Schedule A/B Individual: Property, Amended Schedule C: The Property You Claimed as Exempt, Schedule G Individual: Executory Contracts and Unexpired Leases, Schedule H Individual: Your Codebtors, Amended Schedule I Individual: Your Income, Statement of Financial Affairs for Individual Filing for Bankruptcy, Statement of Intention for Individuals Filing Under Chapter 7, Chapter 7 Statement of Your Current Monthly Income.

30. On the same day, as Dk. No. 17, Defendant filed Amended Schedules (D) and (E/F), Amended List of Creditors (Master Mailing List of Creditors), and Amended Verification of Master Mailing List of Creditors.

1 31. On October 14, 2021, as Dk. No. 22, Defendant filed Amended Schedule A/B
2 Individual: Property, Amended Schedule C: The Property You Claimed as Exempt, Amended
3 Schedules (D) (E/F), Schedule G Individual: Executory Contracts and Unexpired Leases, Schedule
4 H Individual: Your Codebtors, and Statement of Intention for Individuals Filing Under Chapter 7.

5 **First Claim for Relief**

6 (11 U.S.C. § 523(a)(2)(A))

7 32. Plaintiff incorporates by reference, paragraphs 1 through 27 and realleges these
8 paragraphs as though set forth in full.

9 33. Defendant trespassed and took possession of the subject Premises without the
10 consent of Plaintiff. No rental agreement has been entered into between Plaintiff and Defendant.
11 Defendant's Application was denied due to her poor financial condition. Defendant also made a
12 material falsehood on her Application.

13 34. Due to the failure of Defendant to execute a rental agreement prior to taking
14 possession of the Premises, Defendant has no right of tenancy and is an unlawful occupant within
15 the meaning of 11 Civil Code §798.75.

16 35. Defendant remains in possession of the subject Premises as of this date, and said
17 possession is without Plaintiff's consent.

18 36. Defendant continues in willful, malicious, obstinate and/or intentional possession of
19 said Premises without Plaintiff's consent and refuse to surrender possession of same to Plaintiff.

20 37. The reasonable rental value of the Premises is at least Thirty-Six Dollars and Twenty
21 Cents (\$36.20) per day or \$1,086 monthly⁷, and damages caused by Defendants' forcible detention
22 will accrue at said rates long as Defendants' mobilehome remains in possession of said Premises.

23 38. The reasonable value of utilities consumed is the amount evidenced by the meter
24 installed on the Premises, and damages caused by Defendant's forcible detention will accrue at said
25 rates so long as Defendant's mobilehome remains in possession of said Premises.

26 ///

27 _____
28 ⁷ *Supra*, Fn. 5

1 39. The reasonable value for trash removal and sewage charges are the amounts charged
2 by the suppliers for these services, and damages caused by Defendant's forcible detention will
3 accrue a said rate so long as Defendants, or any of them, remain in possession of said premises.

4 40. As a direct and proximate result of Defendant's false pretenses, false representations,
5 or actual fraud, Plaintiff has suffered damages in an amount that exceeds \$50,000.

6 41. In short, Defendant trespassed, refuses to leave and this has caused Damage to
7 Plaintiff.

8 42. Defendant further fraudulently represents that she has a right to be at the Premises
9 that is false and fraudulent resulting in her willfully and maliciously causing damage to Plaintiff.

10 43. By reason of the foregoing, all amounts due to Plaintiff under the Judgment must be
11 excepted from any discharge received by the Debtor pursuant to 11 U.S.C. § 523(a)(2)(A).

12 **Second Claim for Relief**

13 (11 U.S.C. §523(a)(6))

14 44. Plaintiff incorporates by reference paragraphs 1 through 39 and realleges these
15 paragraphs as though set forth in full.

16 45. Defendant knowingly, willfully, and/or intentionally converted Plaintiff's property,
17 namely the Premises, for her own use while depriving Plaintiff of its right to the Premises.

18 46. Defendant's actions were malicious.

19 47. Defendant knew that the Premises were not her property and that she had no
20 permission or right to be there.

21 48. Defendant failed to return the Premises to Plaintiff despite demand. Defendant's
22 conversion was willful and malicious and not innocent or technical.

23 49. As a result of Debtor's willful and malicious actions, Plaintiff incurred damages in
24 the amount of at least \$50,000, exclusive of interest, costs, and attorney's fees.

25 50. By reason of the foregoing, all amounts due to Plaintiff under the Judgment must be
26 excepted from any discharge to be received by Debtor pursuant to 11 U.S.C. § 523(a)(6).

27 ///

28

Third Claim for Relief

Debtor Took Actions to Hinder, Delay, and Defraud Creditors

[11 U.S.C. § 727(a)(2)(A)]

51. Plaintiff incorporates by reference all allegations of Paragraphs 1 through 46, inclusive, of this complaint as though fully set forth herein.

52. Pursuant to 11 U.S.C. § 727(a)(2)(A), a debtor shall not receive a discharge if “the debtor, with intent to hinder, delay, or defraud a creditor or an officer of the estate charged with custody of property under this title, has transferred, removed, destroyed, mutilated, or concealed, or has permitted to be transferred, removed, destroyed, mutilated, or concealed—property of the debtor, within one year before the date of the filing of the petition.” *See, e.g., In re Lawson*, 122 F.3d 1237, 1240 (9th Cir. 1997).

53. Within one year of the Petition Date, Debtor transferred or disposed of the Premises (“Transfer”).

54. When making the Transfer, Debtor subjectively intended to hinder, delay, or defraud creditors through the act of the Transfer.

55. Specifically, Debtor engaged in the Transfer at a time when creditors were attempting collection and unlawful detainer efforts, such that collection efforts by Debtor’s creditors were hindered, delayed, or frustrated.

56. Additionally, certain badges of fraud accompanied the Transfer, including that (a) there was a close relationship between JPS, JP and Debtor, as Debtor hold some ownership interest in both LLCs; (b) the Transfer, and subsequent transfers, were made in response to a pending lawsuit filed by Defendant and other creditors; (c) prior to the Transfer or as a result of the Transfer, Debtor was or was rendered insolvent; (d) substantially all of Debtor’s property was transferred as a result of the transfers of the Premises; (e) Plaintiff is informed and believes that Debtor received no consideration for the Transfer, or any subsequent transfers. *See Retz v. Samson (In re Retz)*, 606 F.3d 1189, 1200 (9th Cir. 2010).

57. Additionally, Debtor concealed her interest in the Premises by paying for the purchase of the Premises but placing title in the name of one or more LLCs and/or other individuals.

1 58. Defendant's concealed interest in the Property continued into the one year period
2 prior to bankruptcy.

3 59. Accordingly, Debtor is not entitled to a discharge pursuant to 11 U.S.C. § 727(a)(2).

4 **Fourth Claim for Relief**

5 **False Oaths**

6 **[11 U.S.C. § 727(a)(4)]**

7 60. Plaintiff incorporates by reference all allegations of Paragraph 1 through 55,
8 inclusive, of this complaint as though fully set forth herein.

9 61. Pursuant to 11 U.S.C. § 727(a)(4)(A), a debtor shall not receive a discharge if "the
10 debtor knowingly and fraudulently, in or in connection with the case—made a false oath or
11 account." *See Retz*, 606 F.3d at 1196-99 (9th Cir. 2010).

12 62. Debtor signed her Chapter 7 Petition, Bankruptcy Schedules, Statements of Financial
13 Affairs and other documents filed with the Court under penalty of perjury, acknowledging that the
14 information provided therein was true and correct, even though she knew some of the information
15 provided was not true or correct.

16 63. At her initial 341(a) meeting of creditors, under penalty of perjury, Debtor answered
17 in the affirmative that she signed, read and was personally familiar with the petition, schedules,
18 statement of financial affairs and related documents, and that there were no errors or omissions.
19 Debtor nevertheless made several material omissions and false oaths.

20 64. First, on Debtor's Schedule A/B, she stated that originally that she held a 1/3 interest
21 in JP. Subsequently, Debtor stated that she held a 1/7 interest in JP. Now, Debtor claims a 70%
22 ownership interest without accounting for the change in interest/value.

23 65. Second, Debtor transferred title to the Premises in and out of her name including
24 transferring it to an JSC to conceal her alleged interest at a time when she was facing an adverse
25 judgment in favor of the Gables. This omission is a false oath and is material because it is relevant to
26 Debtor's financial affairs and business dealings, which Trustee must assess in order to properly
27 administer the estate.
28

1 66. Third, on Debtor's statement of financial affairs, she stated that she had not sold,
2 traded, or otherwise transferred any property to anyone outside the ordinary course of business
3 within the past two years prior to bankruptcy. This is contrary to the fact Debtor engaged in a series
4 of transfers, through the Petition Date, involving the Premises. All transfers were outside the
5 ordinary course of business. As stated above, this omission and false oath is material because it
6 conceals a fraudulent transfer of estate property worth approximately \$300,000. Without knowledge
7 of this transfer, Trustee would be unable to pursue a fraudulent transfer action to recover up to
8 \$300,000 for the benefit of the estate and its creditors.

9 67. Fourth, Defendant states in the schedules that she has an unexpired ground lease with
10 Defendant when one does not exist.⁸

11 68. Fifth, at her 341(a) meeting of creditors, Defendant stated that JSC and Defendant are
12 the same and not legally distinct entities. Yet, Debtor provided alleged loan documents between
13 herself, JSC and JP as if all were distinct legal entities. Moreover, the date on the public notary page
14 has been removed and there are no dates or signatures on these documents.⁹

15 69. Debtor made the foregoing omissions and false oaths knowingly by acting
16 deliberately and consciously. Debtor deliberately and consciously signed the schedules and
17 statement of financial affairs knowing that the information provided was not completely true and
18 correct. Thereafter, at her 11 U.S.C. § 341(a) meeting of creditors, Debtor testified under penalty of
19 perjury that there were no inaccuracies in her schedules or statement of financial affairs. This
20 supports a finding that Debtor acted knowingly in making the omissions and false oaths.

21 70. Accordingly, Debtor is not entitled to a discharge pursuant to 11 U.S.C. § 727(a)(4).

22 ///

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24
25
26 ⁸ Allegedly involving Tract 10542, Unit 4, Lot 376 16222 Monterey Lane. There is no ground lease
27 on the MHP. There is a ground lease between BS Investors and Defendant for the condominium
complex known as the HB Gables Tract 10542.

28 ⁹ Interestingly, the notary page references "Anthony Calderon" which Plaintiff believes was
Defendant's ex-husband's boss who transferred JP to Defendant in 2018. Further Plaintiff believes
that the signature appears to be a "copy paste" from a Secretary of State Filing.

Fifth Claim for Relief
Objection to Debtor's Discharge
[11 U.S.C. § 727(a)(5)]

71. Plaintiff realleges and incorporates herein by this reference, the allegations contained in Paragraphs 1 through 66 inclusive, as though fully set forth herein.

72. Defendant has failed to explain satisfactorily the purchase and series of transfers involving the Premises, including but not limited to the circumstances surrounding the alleged loan of \$225,000 between JP, JSC, and Defendant for the purchase of the mobilehome located on the Premises.

73. Defendant has failed to explain satisfactorily, namely produce any documentation, evidencing that there exists any lease agreement – ground or otherwise - between Defendant and Plaintiff.

74. Defendant has been unable to explain how much she sold 4476 Alderport for and where the proceeds went, including any agreements between herself and the subsequent purchaser.

75. As a result of her failure to explain satisfactorily material issues related to the Premises, any lease or purchase agreements, Debtor should be denied a discharge pursuant to 11 U.S.C. § 727(a)(5).

ON THE FIRST CLAIM FOR RELIEF

1. For a determination that all amounts owed to Plaintiff under the Judgment be excepted from discharge pursuant to 11 U.S.C. § 523(a)(2)(A);

ON THE SECOND CLAIM FOR RELIEF

2. For a determination that all amounts owed to Plaintiff under the Judgment be excepted from discharge pursuant to 11 U.S.C. § 523(a)(6);

ON THE THIRD CLAIM FOR RELIEF

3. For a determination that Debtor should be denied a discharge pursuant to 11 U.S.C. § 727(a)(2);

1 **ON THE FOURTH CLAIM FOR RELIEF**

2 4. For a determination that Debtor should be denied a discharge pursuant to 11 U.S.C.
3 § 727(a)(4);

4 **ON THE FIFTH CLAIM FOR RELIEF**

5 5. For a determination that Debtor should be denied a discharge pursuant to 11 U.S.C.
6 § 727(a)(5);

7 **ON ALL CLAIMS FOR RELIEF**

8 6. For costs of suit incurred, including attorneys' fees as provided by applicable case
9 law, statute, and/or agreement of the parties; and

10 7. For such other relief as the Court deems just and proper.
11

12 DATED: October 22, 2021

MARSHACK HAYS LLP

14 By: /s/ Laila Masud

15 D. EDWARD HAYS

16 LAILA MASUD

17 Attorneys for Plaintiff,

HOUSER BROS. CO. dba RANCHO DEL REY

MOBILE HOME ESTATES
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EXHIBIT 1

1 ELAINE B. ALSTON, Bar No. 134139,
2 VIVIENNE J. ALSTON, Bar No. 170746
3 Members of
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9
10 Attorney for Plaintiff

ELECTRONICALLY FILED
Superior Court of California,
County of Orange
01/02/2019 at 08:00:00 AM
Clerk of the Superior Court
By Diana Cuevas, Deputy Clerk

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SUPERIOR COURT, STATE OF CALIFORNIA
COUNTY OF ORANGE,

HOUSER BROS. CO., a California limited
partnership dba RANCHO DEL REY MOBILE
HOME ESTATES

Plaintiff,

vs.

JAMIE GALLIAN AND ALL OTHER
OCCUPANTS AND PERSONS IN POSSESSION
WITHOUT A SIGNED LEASE AGREEMENT,
and DOES 1 to 10, inclusive,

Defendant

Case No.: 30-2019-01041423-CL-UD-CJC

COMPLAINT FOR FORCIBLE ENTRY/
DETAINER (MOBILEHOME PARK)

[CIVIL CODE §798.75 AND CODE OF
CIVIL PROCEDURE §§1159, et seq.]

DOES NOT EXCEED \$10,000.00

COMES NOW, the Plaintiff herein, and alleges as follows:

1. Plaintiff, HOUSER BROS. CO., a California limited partnership doing business in the County of Orange State of California, under the fictitious name of RANCHO DEL REY MOBILE HOME ESTATES. Plaintiff has filed the statements and published the notices required by §§17900, et seq., of the Business and Professions Code.

2. Defendants, JAMIE GALLIAN AND ALL OTHER OCCUPANTS AND PERSONS IN POSSESSION WITHOUT A SIGNED LEASE AGREEMENT, are individuals residing in the City of Huntington Beach, County of Orange State of California

3. The true names and capacities of Defendants sued herein as DOES 1 through 10, inclusive, whether individual, corporate, associate or otherwise, are unknown to Plaintiff, who

COMPLAINT FOR FORCIBLE ENTRY/DETAINER

1 therefore sues said Defendants by said fictitious names. Plaintiff will amend this Complaint to insert
2 said Defendants' true names and capacities when the same have been ascertained.

3 4. The premises which are the subject of this action are located in the judicial district in
4 which this action is brought. Said premises are situated at 16222 Monterey Lane, Space 376,
5 Huntington Beach, California 92647 (the "Premises").

6 5. Plaintiff is the owner of said Premises and has a superior right to possession thereof.

7 6. Defendants entered into possession of the subject Premises without the consent of
8 Plaintiff. No rental agreement has been entered into between Plaintiff and Defendants. Defendant's
9 application was denied due to her poor financial condition. Defendant also made a material falsehood
10 on her application, and her prior conduct indicates she will not comply with the Rules and Regulations
11 governing the mobilehome park.

12 7. Due to the failure of Defendants to execute a rental agreement prior to taking possession
13 of the Premises, Defendants have no right of tenancy and are unlawful occupants within the meaning of
14 Civil Code §798.75.

15 8. On or about December 11, 2018 Plaintiff caused to be served on Defendants a Five (5)
16 Day Notice to Quit Premises. A copy of said Notice is attached hereto as Exhibit "1" and incorporated
17 herein by this reference.

18 9. Defendants remain in possession of the subject Premises as of this date, and said
19 possession is without Plaintiff's consent.

20 10. Defendants continue in willful, malicious, obstinate and/or intentional possession of said
21 Premises without Plaintiff's consent and refuse to surrender possession of same to Plaintiff.

22 11. The reasonable rental value of the Premises is at least Thirty-Six Dollars and Twenty
23 Cents (\$36.20) per day, and damages caused by Defendants' forcible detention will accrue at said rate so
24 long as Defendants' mobilehome remains in possession of said Premises.

25 12. The reasonable value of utilities consumed is the amount evidenced by the meters
26 installed on the Premises, and damages caused by Defendants' forcible detention will accrue at said
27 rates so long as Defendants' mobilehome remains in possession of the said Premises.

1 13. The reasonable value for trash removal and sewage charges are the amounts charged by
2 the suppliers for these services, and damages caused by Defendants' forcible detention will accrue at
3 said rate so long as Defendants, or any of them, remain in possession of said premises.

4 14. California Civil Code §798.85 states as follows:

5 "In any action arising out of the provisions of this chapter the prevailing
6 party shall be entitled to reasonable attorneys' fees and costs."

7 15. Plaintiff has been compelled to commence this action for recovery of possession of said
8 Premises and for default in payment of rent and utilities, and Plaintiff has thereby incurred and been
9 required to expend money for attorneys' fees.

10 16. Plaintiff has been compelled to commence this action for recovery of possession of said
11 Premises and for default in payment of rent, utilities and other charges, and to otherwise enforce
12 Plaintiff's rights under Exhibit "I," and Plaintiff has thereby incurred and been required to expend
13 money for attorneys' fees.

14
15 WHEREFORE, Plaintiff prays judgment against Defendants, and each of them, as follows:

16 (1) For restitution of said Premises;

17 (2) For damages at the rate of Thirty-Six Dollars and Twenty Cents (\$36.20) per day as a
18 reasonable rental value of the Premises from and after the date Defendants went into
19 possession according to proof, and until judgment and for so long as Defendants, or any of
20 them, continue to occupy said Premises;

21 (3) For actual consumption of utilities commencing from and after the date Defendants
22 went into possession according to proof, and until judgment and for so long as Defendants, or
23 any of them, continue in possession of said Premises;

24 (4) For treble the amount above;

25 (5) For attorneys' fees incurred herein;

26 (6) For costs of suit incurred herein;

27 (7) For interest at the legal rate on judgment; and
28

1 (8) For such other and further relief as the Court may deem just and proper, except that
2 Plaintiff remits all damages in excess of the jurisdiction of this Court.
3

4 DATED: December 18, 2018

By:



Vivienne J. Alston
Attorney for Plaintiff

EXHIBIT 1

ELAINE B. ALSTON
VIVIANNE J. ALSTON
DONALD A. DIEBOLD

ALSTON, ALSTON & DIEBOLD

TELEPHONE (714) 556-9400
FACSIMILE (714) 556-9500

27201 PUERTA REAL
SUITE 300
MISSION VIEJO, CALIFORNIA 92691

OUR FILE NO: 1510.

December 10, 2018

FIVE (5) DAY DEMAND
FOR SURRENDER OF POSSESSION OF SITE

To: Jamie Gallian and All Unlawful Occupants and Persons in Possession Without a Signed Rental Agreement ("Occupants"):

NOTICE IS HEREBY GIVEN that management of the mobilehome park commonly known as:

Rancho Del Rey
16222 Monterey Lane
Huntington Beach, CA 92649
(referred to as "Park" herein)

HEREBY DEMANDS that the Occupants named above, and each of them, quit the premises in the Park and surrender possession thereof commonly described as:

Space376
(referred to as "site" herein)

WITHIN FIVE (5) DAYS FROM AND AFTER SERVICE OF THIS NOTICE, and that said surrender of the mobilehome site be made to the park manager(s), who is authorized to receive the same on behalf of the management.

Civil Code Section 798.75 authorizes forcible detainer proceedings against any occupant of a mobilehome park who does not have rights of tenancy and is not otherwise entitled to occupy the premises, upon failure of the occupants to quit the premises within five (5) days after service of a demand for surrender of the site.

This notice is served with reference to the following facts, inter alia, upon which said demand is now hereby made:


That you have actual and physical possession of the site, without permission from park management, and without right or authority under a rental agreement or otherwise. Based upon the foregoing facts, management is authorized to pursue its legal remedies to obtain possession of the site from all such Occupants having no right of tenancy or possession.

J Gallian
and All Unlawful Occupants
December 10, 2018
Page 2

THIS NOTICE IS INTENDED AS A FIVE (5) DAY DEMAND TO SURRENDER POSSESSION AND NOTICE TO QUIT AS PER CIVIL CODE SECTION 798.75. SHOULD YOU FAIL TO QUIT AND SURRENDER POSSESSION AS HEREBY DEMANDED, LEGAL PROCEEDINGS SHALL BE INSTITUTED FOR RESTITUTION OF POSSESSION OF THE PREMISES, REASONABLE RENTAL VALUE, DAMAGES INCIDENTAL TO OCCUPANTS WRONGFUL UNLAWFUL OCCUPATION OF THE SITE, AND ATTORNEYS' FEES AND COSTS, AND STATUTORY DAMAGES.

ALSTON, ALSTON & DIEBOLD

Dated: December 10, 2018

By: 
VIVIENNE J. ALSTON
Authorized Agent for Owner

cc: Client
Park Manager

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) Vivienne J. Alston SBN 170746 ALSTON, ALSTON & DIEBOLD 27201 Puerta Real ste 300 Mission Viejo, CA 92691 ATTORNEY FOR Plaintiff		TELEPHONE NUMBER (714) 556-9400	FOR COURT USE ONLY
SHORT TITLE OF CASE: Rancho Del Rey v. Gallian, Jamie			
DATE:	TIME:	DEP./DIV.	
Declaration of Service of Notice to Tenant			Ref. No. or File No: 1510

I, the undersigned, declare that I served the tenant with the: **Five (5) Day Demand for Surrender of Possession of site.**

Constructive Service

After unsuccessfully attempting to personally serve said Notice(s) on each of the named parties on **12/11/2018** at **05:39 PM**, I completed service by serving said notice(s) as authorized by C.C.P. Section 1162 (2,3). In the manner set forth below.

To: **Jamie Gallian**

On: **12/11/2018** At: **05:39 PM**

By posting a copy for each tenant in a conspicuous place on the property therein described, there being no person of suitable age or discretion to be found at the property where situated, and mailing a copy to said tenant(s) by depositing said copies in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the tenant on **12/11/2018** from **Garden Grove** at the address where served: **16222 Monterey Lane 376 Huntington Beach, CA 92649**

Person Who served papers:

- a. Name: **Cesar Gonzalez**
- b. Address: **840 N. Birch St, Santa Ana, CA 92701**
- c. Telephone number: **714-953-9451**
- d. The fee for this service was: **129.50**
- e. I am:
 - (3) ☒ a registered California process server:
 - (i) ☒ Independent Contractor
 - (ii) Registration No.: **2729**
 - (iii) County: **Orange**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



Cesar Gonzalez

Date: 12/12/2018

Declaration of Service of Notice to Tenant

Invoice #: 2305520-01

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) Vivienne J. Alston SBN 170746 ALSTON, ALSTON & DIEBOLD 27201 Puerta Real ste 300 Mission Viejo, CA 92691 ATTORNEY FOR Plaintiff		TELEPHONE NUMBER (714) 556-9400	FOR COURT USE ONLY
SHORT TITLE OF CASE: Rancho Del Rey v. Gallian, Jamie			
DATE:	TIME:	DEP./DIV.	
Declaration of Service of Notice to Tenant			Ref. No. or File No: 1510

I, the undersigned, declare that I served the tenant with the: **Five (5) Day Demand for Surrender of Possession of site;**

Constructive Service

After unsuccessfully attempting to personally serve said Notice(s) on each of the named parties on **12/11/2018** at **05:39 PM**, I completed service by serving said notice(s) as authorized by C.C.P. Section 1162 (2,3). In the manner set forth below.

To: **All Other Occupants**

On: **12/11/2018** At: **05:39 PM**

By posting a copy for each tenant in a conspicuous place on the property therein described, there being no person of suitable age or discretion to be found at the property where situated, **and mailing** a copy to said tenant(s) by depositing said copies in the United States Mail in a sealed envelope with postage fully prepaid, addressed to the tenant on **12/11/2018** from **Garden Grove** at the address where served: **16222 Monterey Lane 376 Huntington Beach, CA 92649**

Person Who served papers:

- a. Name: **Cesar Gonzalez**
- b. Address: **840 N. Birch St, Santa Ana, CA 92701**
- c. Telephone number: **714-953-9451**
- d. The fee for this service was: **39.50**
- e. I am:
- (3) ☒ a registered California process server:
 - (i) ☒ Independent Contractor
 - (ii) Registration No.: **2729**
 - (iii) County: **Orange**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



Cesar Gonzalez

Date: 12/12/2018

Declaration of Service of Notice to Tenant

Invoice #: 2305520-02

VERIFICATION

STATE OF CALIFORNIA, COUNTY OF ORANGE

I have read the foregoing COMPLAINT

and know its contents.

☐ CHECK APPLICABLE PARAGRAPHS

☐ I am a party to this action. The matters stated in the foregoing document are true of my own knowledge except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

☒ I am ☐ an Officer ☒ a partner ☐ a _____ of HOUSER BROS CO.

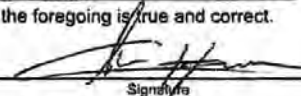
a party to this action, and am authorized to make this verification for and on its behalf, and I make this verification for that reason. ☐ I am informed and believe and on that ground allege that the matters stated in the foregoing document are true. ☒ The matters stated in the foregoing document are true of my own knowledge, except as to those matters which are stated on information and belief, and as to those matters I believe them to be true.

☐ I am one of the attorneys for _____ a party to this action. Such party is absent from the county of aforesaid where such attorneys have their offices, and I make this verification for and on behalf of that party for that reason. I am informed and believe and on that ground allege that the matters stated in the foregoing document are true.

Executed on December 19, 2018, at HUNTINGTON BEACH, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Christopher C Houser
Type or Print Name


Signature

PROOF OF SERVICE

1013a (3) CCP Revised 5/1/88

STATE OF CALIFORNIA, COUNTY OF

I am employed in the county of _____, State of California.

I am over the age of 18 and not a party to the within action; my business address is: _____

On, _____ I served the foregoing document described as _____

_____ on _____ in this action

☐ by placing the true copies thereof enclosed in sealed envelopes addressed as stated on the attached mailing list:

☐ by placing ☐ the original ☐ a true copy thereof enclosed in sealed envelopes addressed as follows:

☐ BY MAIL

☐ I deposited such envelope in the mail at _____, California.

The envelope was mailed with postage thereon fully prepaid.

☐ As follows: I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at _____ California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

Executed on _____, at _____, California.

☐ ***(BY PERSONAL SERVICE)** I delivered such envelope by hand to the offices of the addressee.

Executed on _____, at _____, California.

☐ (State) I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

☐ (Federal) I declare that I am employed in the office of a member of the bar of this court at whose direction the service was made.

Type or Print Name

Signature

*(BY MAIL SIGNATURE MUST BE OF PERSON DEPOSITING ENVELOPE IN MAIL SLOT, BOX, OR BAG)

** (FOR PERSONAL SERVICE SIGNATURE MUST BE THAT OF MESSENGER)

Legal
Solutions
& Plus

Rev. 7/99

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled (*specify*): FIRST AMENDED COMPLAINT TO
(1) DETERMINE DISCHARGEABILITY OF DEBT PURSUANT TO 11 U.S.C. §§ 523 (a)(2)(A) and (a)(6);
(2) DENY DISCHARGE PURSUANT TO 11 U.S.C. §§ 727(a)(2)(A), (a)(4), and (a)(5) will be served or was served **(a)** on
the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General
Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*)
October 22, 2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that
the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated
below:

- **Jeffrey I Golden (TR)** lwerner@wglp.com, jig@trustesolutions.net;kadele@wglp.com
- **D Edward Hays** ehays@marshackhays.com,
ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.court
drive.com
- **Laila Masud** lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy
case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail,
first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the
judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method
for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **October 22, 2021**, I served
the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to
such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration
that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is
filed.

Honorable Erithe A. Smith
United States Bankruptcy Court
Central District of California
Ronald Reagan Federal Building and Courthouse
411 West Fourth Street, Suite 5040
Santa Ana, CA 92701-4593

☐ Service information continued on attached page

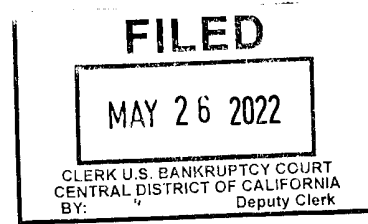
I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 22, 2021 Layla Buchanan
Date Printed Name

/s/ Layla Buchanan
Signature

EXHIBIT 3

1 Janine Jasso
2 P.O. Box 370161
3 El Paso, TX 79937
4 E-Mail: j9_jasso@yahoo.com
5 Plaintiff, IN PRO PER



6
7
8 UNITED STATES BANKRUPTCY COURT
9 CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION
10

11 In Re: JAMIE LYNN GALLIAN

CASE NO. 8:21-bk-11710-ES

Chapter 7

12
13 JANINE JASSO, an individual,

Adversary No. 8:21-ap-01096-ES

14 Plaintiff,

15 v.

16 JAMIE LYNN GALLIAN, an individual; J-
17 PAD, LLC, a California Limited Liability
18 Company, J-Sandcastle Co LLC, a
California Limited Liability Company, and
DOES 1 through 100, inclusive,

**MOTION CONFIRMING THAT NO STAY
IS IN EFFECT FOR CRIMINAL
RESTITUTION CASE, OR, IF AN
AUTOMATIC STAY EXISTS, THEN FOR
RELIEF FROM STAY; MEMORANDUM
OF POINTS AND AUTHORITIES;
DECLARATION OF JANINE JASSO IN
SUPPORT THEREOF; PROPOSED
ORDER**

19 Defendants.
20
21
22
23
24
25
26
27
28

Hearing: June 16, 2022
Time: 10:00 a.m.
Courtroom: 5A
Location 411 W Fourth St., Santa Ana, CA
92701
Pretrial Conference: July 14, 2022
Hon. Judge Erithe A. Smith

EXHIBIT C

Date: 8/21/2019 Time: 7:42:27 PM (US Central Time) Scanned From IP:10.166.162.9

BANK OF AMERICA
BANK OF AMERICA, N.A. (THE "BANK")
Account Number: 325130151274

**Business Signature Card
with Substitute Form W-9**

Account Type: ☒ Checking ☐ Savings ☐ Certificate of Deposit
Account Title: J-PAD, LLC

Legal Designation	<input type="checkbox"/> Individual Owner/Sole Proprietor/Single Member LLC	<input type="checkbox"/> C Corporation	<input type="checkbox"/> S Corporation	<input type="checkbox"/> Trust/Estate
	<input type="checkbox"/> Partnership (Enter type of partnership): General, LP, LLP or LLLP _____			
	<input checked="" type="checkbox"/> Limited Liability Company (Enter tax classification: C=C Corporation, S=S Corporation, P=Partnership) <u>M</u> Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.			
	<input type="checkbox"/> Other (Defined in W-9 instructions) _____			
Exemptions (codes apply only to certain entities, not individuals; see IRS instructions for Form W-9) (Applies to accounts maintained outside the U.S.)		Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____		
Employer Identification Number <u>82-4203776</u>		(or) Social Security Number _____		

By signing below, I/we acknowledge, agree and consent:

- To open this account and understand this does not change or replace any existing accounts I/we may have with Bank of America.
- This account is and will be governed by the terms and conditions set forth in the account opening documents, including the Deposit Agreement and Disclosures and the Business Schedule of Fees and I/we are in receipt of these documents.
- The Bank may change these documents at any time by adding new terms, or deleting or amending existing terms. The Deposit Agreement includes a provision for alternative dispute resolution.
- The signature(s) will serve as verification for any transaction in connection with this account, and as the certification (set forth below) of the taxpayer identification number (TIN) to which I/we want interest reported.
- Failure to fully complete and return the signature card may impact the ability to receive full FDIC deposit insurance coverage.

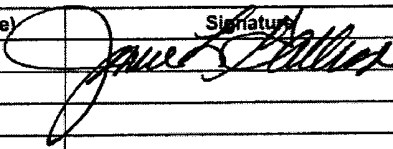
☐ Nonresident Alien (NRA) Status: Check this box if the account holder of this account is a non U.S. entity/person (NRA) for U.S. tax purposes. Have them complete and sign the applicable Form(s) W-8.

Substitute Form W-9: Certification – Under penalties of perjury, I certify that:

- The number shown on this form is the correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (A) I am exempt from backup withholding, or (B) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (C) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (Defined in the W-9 instructions); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions: You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. (Please refer to the IRS instructions for Form W-9).

The IRS does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Printed Name	Title (if applicable)	Signature	Date
JAMIE LYNN GALLIAN	MANAGING MEMBER		8/16/19

00-14-9297M 11-2018

NCA

© 2018 Bank of America, N.A. All Rights Reserved

Associate Name: Chamitha De Silva

Financial Center: HUNTINGTON-HARBOR

Bank Number: 318

Date: 08/16/2019



CHASE

Business Signature Card

ACCOUNT TITLE ("DEPOSITOR")
J-SANDCASTLE CO, LLC
DBA ORANGE CO GABLES PROPERTY

ACCOUNT NUMBER 361897660
ACCOUNT TYPE Chase Total Business Checking
TAXPAYER ID NUMBER 83-2453659
DATE OPENED 11/07/2019
FORM OF BUSINESS Limited Liability Company - Manager Managed (LLC)
ISSUED BY JPMorgan Chase Bank, N.A. (703)
Edinger - TAD842
JONKE AGUILAR
(714) 586-6732
11/07/2019

BUSINESS ADDRESS
5782 PINON DR
HUNTINGTON BEACH, CA 92649-4925
United States/US Territories

PRIMARY ID TYPE	PRIMARY ID NUMBER	ISSUER	ISSUANCE DATE	EXPIRATION DATE
Website Documentation	201829910003	CA	12/18/2013	
SECONDARY ID TYPE	SECONDARY ID NUMBER	ISSUER	ISSUANCE DATE	EXPIRATION DATE
Assumed Name ID	20186526513	Orange County	11/07/2019	11/07/2023

ACKNOWLEDGEMENT - By signing this Signature Card, the Depositor applies in open a deposit account at JPMorgan Chase Bank, N.A. (the "Bank"). The Depositor represents and warrants that (i) the signatures appearing below are genuine or facsimile signatures of the person(s) authorized to manage business and (ii) all necessary actions or formalities, where necessary, have been taken to authorize the named person(s) to do so. The Bank is entitled to rely on the authority of the named person(s) until written revocation of such authority is received by the Bank. The Depositor certifies that the information provided to the Bank is true to the best of its knowledge and authorize the Bank, at its discretion, to obtain credit reports on the Depositor. The Depositor acknowledges receipt of the Bank's Deposit Account Agreement or other applicable account agreement, which include all provisions that apply to this deposit account, and other agreements and service terms for account analysis and other treasury management services if applicable, and agree to be bound by the terms and conditions contained therein as amended from time to time.

** When you give us your mobile phone number, we have your permission to contact you at that number about all your Chase or J.P. Morgan accounts. Your consent allows us to use text messaging, email or pre-recorded voice messages and automatic dialing technology for informational and account service calls, but not for telemarketing or sales calls. It may include contact from companies working on our behalf to service your accounts. Message and data rates may apply. You may contact us anytime to change these preferences.

PRINTED NAME	TELEPHONE NUMBER	TAXPAYER ID #	TITLE	DATE	SIGNATURE
1) JANE LYNN CALLAN	(714) 321-3449	550-49-3836	Manager	11-7-19	<i>[Signature]</i>
2)					
3)					
4)					



EXHIBIT D

CHASE PRIVATE CLIENT

JPMorgan Chase Bank, N.A.
P.O. Box 182051
Columbus, OH 43218-2051

October 31, 2018 through November 30, 2018

Account Number: **000000339960186**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-888-994-5628**
Deaf and Hard of Hearing: **1-800-242-7383**
International Calls: **1-713-262-1679**

00070093 DRE 703 141 33515 NNNNNNNNNN T 1 000000000 66 0000

JAMIE L GALLIAN
5782 PINON DR
HUNTINGTON BEACH CA 92649-4926



We updated our Deposit Account and Wire Transfer Agreements

The following changes were made November 11, 2018:

- We published an updated version of our Deposit Account Agreement. You can get the latest agreement at chase.com/disclosures, at a branch or by request when you call us. Here's what you should know:
 - We added a section to describe our new Autosave feature, which allows you to make automatic transfers from your checking account to your savings account. (New section in General Account Terms, Section B, Autosave feature)
 - We no longer charge an Extended Overdraft Fee. (General Account Terms, Section C, Insufficient Funds and Returned Item fees)
 - We added an address for reporting a dispute if you believe we provided incomplete or inaccurate information about your account to a consumer reporting agency. (New section in General Account Terms, Section I, Disputing information reported to a consumer reporting agency)
- We updated our Wire Transfer Agreement, here's what you should know:
 - You will still receive email notifications on the status of your wire transfer. However, we added that if we're unable to send an email due to system failures or outages, it's your responsibility to monitor your account for the status of your wire transfer.
 - We clarified that you should expect your foreign exchange rate to be less favorable than rates quoted online or in publications.

Please call us at the number at the top of this statement if you have any questions.

We want to remind you about the overdraft service options that are available for your personal checking account(s)

We've included information on the last page of this statement to remind you about our overdraft services and associated fees. You can find more information about these services and ways to avoid overdraft fees at chase.com/overdraft-services.

If you have questions, please call us anytime at the number on your statement.

Page 1 of 4



CHASE PRIVATE CLIENT

October 31, 2012 through November 30, 2013

Account Number: 00000339960186

CHECKING SUMMARY

Chase Private Client Checking

	AMOUNT
Beginning Balance	\$0.00
Deposits and Additions	555,000.30
Electronic Withdrawals	-205,000.00
Other Withdrawals	-350,000.07
Ending Balance	\$0.23
Annual Percentage Yield Earned This Period	0.01%
Interest Paid This Period	\$0.30
Interest Paid Year-to-Date	\$0.30

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$0.00
11/01	Online Transfer From Sav ...7891 Transaction#: 7626925536	225,000.00	225,000.00
11/02	Online Transfer From Sav ...7891 Transaction#: 7626942322	130,000.00	355,000.00
11/02	11/02 Online Domestic Wire Transfer Via: Univ Fcu Austin/314977405 A/C: Brian David Till Milwaukee WI 53202 US Ref: Please Confirm Upon Receipt/Bnf/Please Email On Receipt of Funds Imad: 1102B1Qgc03C001721 Tm: 3053100306Es	-130,000.00	225,000.00
11/02	11/02 Online Domestic Wire Transfer Via: Univ Fcu Austin/314977405 A/C: Brian David Till Milwaukee WI 53202 US Ref: Please Confirm Upon Receipt/Bnf/Please Email On Receipt of Funds Imad: 1102B1Qgc03C005049 Tm: 6141300306Es	-70,000.00	155,000.00
11/05	Fedwire Credit Via: University Federal Credit Union/314977405 B/C: Brian Till Milwaukee, WI 53202-6048 Ref: Chase Nyc/Ctr/Bnf/Jamie L Gallian Huntington Beach, CA 926494926/Ac-00 000003399 R/b=C/B Univ Fcu Aus Cbr =Mistaken Transfer Imad: 1105Qmgf1005000974 Tm: 3928709309F1	200,000.00	355,000.00
11/05	11/03 Withdrawal	-155,000.00	200,000.00
11/06	11/06 Online Domestic Wire Transfer Via: F121000358/121000358 A/C: Sumac Apartment LLC Huntington Beach CA 92648 US Ref:/Time/07:25 Imad: 1106B1Qgc01C001926 Tm: 3144800310Es	-3,400.00	196,600.00
11/07	11/07 Withdrawal	-175,000.00	21,600.00
11/08	11/08 Chase Account Opening	-1,600.00	20,000.00
11/08	11/08 Withdrawal	-20,000.00	0.00
11/30	Interest Payment	0.30	0.30
11/30	Federal Interest Withheld	-0.07	0.23
	Ending Balance		\$0.23

Page 2 of 4



CHASE PRIVATE CLIENT

October 31, 2018 through November 30, 2018

Account Number: 000000339960186

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC.



JPMorgan Chase Bank, N.A. Member FDIC



CHASE PRIVATE CLIENT

October 31, 2018 through November 30, 2018
Account Number: 000000339960188

Overdraft and Overdraft Fee Information for Your Chase Checking Account

What You Need to Know About Overdrafts and Overdraft Fees

An overdraft occurs when you do not have enough money in your account to cover a transaction, but we pay it anyway. We can cover your overdrafts in two different ways:

1. We have standard overdraft practices that come with your account.
2. We also offer overdraft protection through a link to a Chase savings account, which may be less expensive than our standard overdraft practices. You can contact us to learn more.

This notice explains our standard overdraft practices.

- **What are the standard overdraft practices that come with my account?**

We do authorize and pay overdrafts for the following types of transactions:

- Checks and other transactions made using your checking account number
- Recurring debit card transactions

We do not authorize and pay overdrafts for the following types of transactions, unless you ask us to (see below):

- Everyday debit card transactions

We pay overdrafts at our discretion, which means we do not guarantee that we will always authorize and pay any type of transaction. If we do not authorize and pay an overdraft, your transaction will be declined.

- **What fees will I be charged if Chase pays my overdraft?**

Under our standard overdraft practices:

- If we pay an item, we'll charge you a \$34 Insufficient Funds Fee per item. This fee is not charged if your account balance at the end of the business day is overdrawn by \$5 or less, or for items that are \$5 or less.
- We won't charge more than three Insufficient Funds Fees per day, for a total of \$102.

- **We waive fees for some account types:**

- For Chase SapphireSM Checking accounts, we waive the Insufficient Funds and Returned Item fees if you've had four or fewer Insufficient Funds or Returned Item occurrences in the past 12 months.
- For Chase Private Client CheckingSM accounts, we waive the Chase overdraft fees.

- **What if I want Chase to authorize and pay overdrafts on my everyday debit card transactions?**

If you or a joint account owner would like to change your selection, sign in to chase.com to update your account settings, or call us anytime at 1-800-935-9935 (or collect at 1-713-262-1679 if outside the U.S.), or visit a Chase branch.

Page 3 of 4

CHASE **WITHDRAWAL**

CHECKING ☒
SAVINGS ☐
CHASE LIQUID ☐

FRT 500001017

Today's Date 11-3-18 Customer Name (Please Print) JAMIE GALLIAN
If Purchasing a Cashier's Check Provide Payee Name Jamie Gallian

W13001-CH Rev. 10/18 500001017 09/18

Customer Signature *[Signature]*

Start your account number here 33 9960186

AMOUNT TOTAL \$ 1,550.00

⑈0743708351⑈ ⑈500001017⑈

CHASE **WITHDRAWAL**

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

RT 500001017

WITHDRAWAL

Today's Date 11/7/18 Customer Name (Please Print) Jamie Gallian
If Purchasing a Cashier's Check Provide Payee Name J Sandcastle Co LLC
M15061-CH (Rev. 10/15) 80987912 03/18

Customer Signature [Signature]

Start your account number here 339960186 AMOUNT 175000.00

TOTAL \$

⑈0744594241⑈ ⑆500001017⑆

EXHIBIT E

CHASE PRIVATE CLIENT
JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 - 2051

October 31, 2018 through November 30, 2018
Account Number: **000000339960186**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-888-994-5626**
Deaf and Hard of Hearing: **1-800-242-7383**
International Calls: **1-713-262-1679**

00070093 URF: 703 141 33818 NNNNNNNNNNN T 1 000000000 66 0000
JAMIE L GALLIAN
5782 PINON DR
HUNTINGTON BEACH CA 92649-4926



We updated our Deposit Account and Wire Transfer Agreements

The following changes were made November 11, 2018:

- We published an updated version of our Deposit Account Agreement. You can get the latest agreement at chase.com/disclosures, at a branch or by request when you call us. Here's what you should know:
 - We added a section to describe our new Autosave feature, which allows you to make automatic transfers from your checking account to your savings account. (New section in General Account Terms, Section B, Autosave feature)
 - We no longer charge an Extended Overdraft Fee. (General Account Terms, Section C, Insufficient Funds and Returned Item fees)
 - We added an address for reporting a dispute if you believe we provided incomplete or inaccurate information about your account to a consumer reporting agency. (New section in General Account Terms, Section I, Disputing information reported to a consumer reporting agency)
- We updated our Wire Transfer Agreement, here's what you should know:
 - You will still receive email notifications on the status of your wire transfer. However, we added that if we're unable to send an email due to system failures or outages, it's your responsibility to monitor your account for the status of your wire transfer.
 - We clarified that you should expect your foreign exchange rate to be less favorable than rates quoted online or in publications

Please call us at the number at the top of this statement if you have any questions.

We want to remind you about the overdraft service options that are available for your personal checking account(s)

We've included information on the last page of this statement to remind you about our overdraft services and associated fees. You can find more information about these services and ways to avoid overdraft fees at chase.com/overdraft-services.

If you have questions, please call us anytime at the number on your statement.

Page 1 of 4

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CHASE PRIVATE CLIENT

October 31, 2018 through November 30, 2018
Account Number: 000000339960186

CHECKING SUMMARY Chase Private Client Checking

	AMOUNT
Beginning Balance	\$0.00
Deposits and Additions	555,000.30
Electronic Withdrawals	-206,000.00
Other Withdrawals	-350,000.07
Ending Balance	\$0.23
Annual Percentage Yield Earned This Period	0.01%
Interest Paid This Period	\$0.30
Interest Paid Year-to-Date	\$0.30

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$0.00
11/01	Online Transfer From Sav ...7891 Transaction#: 7626925536	225,000.00	225,000.00
11/02	Online Transfer From Sav ...7891 Transaction#: 7626942322	130,000.00	355,000.00
11/02	11/02 Online Domestic Wire Transfer Via: Univ Fcu Austin/314977405 A/C Brian David Till Milwaukee WI 53202 US Ref: Please Confirm Upon Receipt/Bnl/Please Email On Receipt of Funds Imad: 1102B1Qgc03C001721 Tm: 3053100306Es	-130,000.00	225,000.00
11/02	11/02 Online Domestic Wire Transfer Via: Univ Fcu Austin/314977405 A/C Brian David Till Milwaukee WI 53202 US Ref: Please Confirm Upon Receipt/Bnl/Please Email On Receipt of Funds Imad: 1102B1Qgc03C005049 Tm: 6141300306Es	-70,000.00	155,000.00
11/05	Fedwire Credit Via: University Federal Credit Union/314977405 B/C: Brian Till Milwaukee, WI 53202-6048 Ref: Chase Nyc/Ctr/Bnl-Jamie L Gallan Huntington Beach, CA 926494926/Ac-00 0000003399 Rfb=O/B Univ Fcu Aus Ctr =Mistaken Transfer Imad: 1105Qmgf1005000974 Tm: 3928709309FI	200,000.00	355,000.00
11/05	11/03 Withdrawal	-155,000.00	200,000.00
11/06	11/06 Online Domestic Wire Transfer Via: F121000358/121000358 A/C Sumac Apartment LLC Huntington Beach CA 92648 US Ref:/Time/07:25 Imad: 1106B1Qgc01C001926 Tm: 3144600310Es	-3,400.00	196,600.00
11/07	11/07 Withdrawal	-175,000.00	21,600.00
11/08	11/08 Chase Account Opening	-1,600.00	20,000.00
11/08	11/08 Withdrawal	-20,000.00	0.00
11/30	Interest Payment	0.30	0.30
11/30	Federal Interest Withheld	-0.07	0.23
	Ending Balance		\$0.23

Page 2 of 4



CHASE PRIVATE CLIENT

October 31, 2012 through November 30, 2012

Account Number: 000000339960186

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-554-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Services) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of this money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC.



JP Morgan Chase Bank, N.A. Member FDIC



CHASE PRIVATE CLIENT

October 31, 2018 through November 30, 2019
Account Number: 000000339960186

Overdraft and Overdraft Fee Information for Your Chase Checking Account

What You Need to Know About Overdrafts and Overdraft Fees

An overdraft occurs when you do not have enough money in your account to cover a transaction, but we pay it anyway. We can cover your overdrafts in two different ways:

1. We have standard overdraft practices that come with your account.
2. We also offer overdraft protection through a link to a Chase savings account, which may be less expensive than our standard overdraft practices. You can contact us to learn more.

This notice explains our standard overdraft practices

- **What are the standard overdraft practices that come with my account?**

We do authorize and pay overdrafts for the following types of transactions:

- Checks and other transactions made using your checking account number
- Recurring debit card transactions

We do not authorize and pay overdrafts for the following types of transactions, unless you ask us to (see below):

- Everyday debit card transactions

We pay overdrafts at our discretion, which means we do not guarantee that we will always authorize and pay any type of transaction. If we do not authorize and pay an overdraft, your transaction will be declined.

- **What fees will I be charged if Chase pays my overdraft?**

Under our standard overdraft practices:

- If we pay an item, we'll charge you a \$34 Insufficient Funds Fee per item. This fee is not charged if your account balance at the end of the business day is overdrawn by \$5 or less, or for items that are \$5 or less.
- We won't charge more than three Insufficient Funds Fees per day, for a total of \$102.

- **We waive fees for some account types:**

- For Chase SapphireSM Checking accounts, we waive the Insufficient Funds and Returned Item fees if you've had four or fewer Insufficient Funds or Returned Item occurrences in the past 12 months.
- For Chase Private Client CheckingSM accounts, we waive the Chase overdraft fees.

- **What if I want Chase to authorize and pay overdrafts on my everyday debit card transactions?**

If you or a joint account owner would like to change your selection, sign in to chase.com to update your account settings, or call us anytime at 1-800-935-9835 (or collect at 1-713-262-1679 if outside the U.S.), or visit a Chase branch.

Page 3 of 4

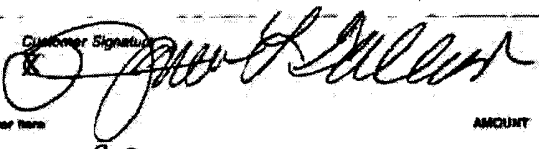
CHASE **WITHDRAWAL**

CHECKING ☒
SAVINGS ☐
CHASE LIQUID ☐

R/T 500001017

Today's Date **11-3-18** Customer Name (Please Print) **JAMIE GALLIAN**
If Purchasing a Cashier's Check Provide Payee Name **Jamie Gallian**

Withdrawal Per 10/18 8007912 09/18

Customer Signature 

Start your account number here **33 9960186** AMOUNT **TOTAL \$ 155,000.00**

⑈0743708351⑈ ⑈500001017⑈

CHASE **WITHDRAWAL**

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

R/T 500001017

Today's Date 11/7/18 Customer Name (Please Print) Jamie Gallian
If Purchasing a Cashier's Check Provide Payee Name J Sandcastle Co LLC
M15057-CW (Rev. 10/15) 80087915 03/16

Customer Signature [Signature]

Start your account number here 339960186 AMOUNT 175000.00
TOTAL \$

⑈074459424⑈ ⑆500001017⑆

WITHDRAWAL

CHASE **WITHDRAWAL**

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

R/T 500001017

WITHDRAWAL

Today's Date 11/1/22 Customer Name (Please Print) Saine Gallian
If Purchasing a Cashier's Check Provide Payee Name Saine Gallian
H12001-CH (Rev. 10/19) 80067912 08/19
10x2-CC 10x2-CC Customer Signature [Signature]
Start your account number here 339960186 AMOUNT 20000.00
TOTAL \$ 20000.00
⑈0744594260⑈ ⑆500001017⑆

3 of 4

EXHIBIT F



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218-2051

November 07, 2018 through November 30, 2018

Account Number: 000000351897860

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-800-242-7338
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-888-622-4273
International Calls: 1-713-292-1679

00052620 DRE 703 141 33615 NNNNNNNNNN T 1 000000000 54 0000

J-SANDCASTLE CO, LLC
DBA ORANGE CO GABLES PROPERTY
5782 PINON DR
HUNTINGTON BEACH CA 92649-4926



We updated our Deposit Account and Wire Transfer Agreements

The following changes were made November 11, 2018:

- We published an updated version of our Deposit Account Agreement. You can get the latest agreement at a branch or by request when you call us. Here's what you should know:
 - We no longer charge an Extended Overdraft Fee. (General Account Terms, Section C, Insufficient Funds and Returned Item fees)
 - We added an address for reporting a dispute if you believe we provided incomplete or inaccurate information about your account to a consumer reporting agency. (New section in General Account Terms, Section I, Disputing information reported to a consumer reporting agency)
- We updated our Wire Transfer Agreement, here's what you should know:
 - You will still receive email notifications on the status of your wire transfer. However, we added that if we're unable to send an email due to system failures or outages, it's your responsibility to monitor your account for the status of your wire transfer.
 - We clarified that you should expect your foreign exchange rate to be less favorable than rates quoted online or in publications.

Please call us at the number at the top of this statement if you have any questions.

CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$0.00
Deposits and Additions	5	353,312.45
Other Withdrawals	3	-353,743.07
Fees	1	-11.97
Ending Balance	9	\$9,557.41

Page 1 of 4



November 07, 2018 through November 30, 2018
Account Number: 000000351897860

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
11/07	Deposit 980092148	\$175,000.00
11/16	Deposit 1826359275	170,000.00
11/16	Transfer From Chk Xxxxxx5315	500.00
11/19	Deposit 1820844746	10,000.00
11/26	Deposit 1820844984	7,812.45
Total Deposits and Additions		\$363,312.45

OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
11/08	11/08 Withdrawal	\$175,000.00
11/18	11/16 Withdrawal	170,000.00
11/19	11/17 Withdrawal	8,743.07
Total Other Withdrawals		\$353,743.07

FEES

DATE	DESCRIPTION	PPD ID: 1410216800	AMOUNT
11/14	Check OR Supply Order		\$11.97
Total Fees			\$11.97

DAILY ENDING BALANCE

DATE	AMOUNT
11/07	\$175,000.00
11/08	0.00
11/14	-11.97
11/16	488.03
11/19	1,744.96
11/26	9,557.41

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	3
Deposits / Credits	4
Deposited Items	19
Transaction Total	26
SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$0.00
Service Fee Credit	\$0.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above 100)	\$0.00
Total Service Fees	\$0.00



November 07, 2018 through November 30, 2018

Account Number: 000000351897860

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days for new accounts or 20 business days for existing accounts to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC.



JPMorgan Chase Bank, N.A. Member FDIC



November 07, 2018 through November 30, 2018
Account Number: 000000351897860

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Page 6 of 8

CHASE **DEPOSIT/DEPÓSITO**

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

Today's Date/Fecha
11-7-18

Customer Name (Please Print)/Nombre del cliente (en letra de molde)
J- SandCastle Co, LLC

Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito)
X

Start your account number here/
Empiece su número de cuenta aquí
351897860

CASH/
EFFECTIVO
CHECK/
CHEQUE
TOTAL FROM
OTHER SIDE/
TOTAL DEL REVERSO
SUBTOTAL
LESS CASH/
MENOS EFECTIVO
RECIBIDO
TOTAL \$

175000.00
175000.00

RT 500001020

⑈0980092148⑈ ⑈500001020⑈

582111-07 NEW YORK 851000432

HOLD DOCUMENT UP TO THE LIGHT TO VIEW THE WATERMARK

CASHIER'S CHECK

Remitter: **CHASE** JAMIE L GALLIAN

Date: 11/07/2018

1065245498

Pay To The **J SANDCASTLE CO LLC**

Order Of:

Pay: **ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00 CENTS**

\$** 175,000.00 **

Do not write outside this line:

Memo:

Note: For information only. Comment has no effect on bank's payment.

JP Morgan Chase Bank, N.A.

Sof Gindl, Chief Administrative Officer
JP Morgan Chase Bank, N.A.
Phoenix, AZ

1221

⑈ 1085245498 ⑈ ⑆ 122100024 ⑆ 806002234 ⑈

WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY WATERMARK.

X ONE CHECK TO ACCOUNT OF

JP Morgan Chase Bank, N.A.

DO NOT WRITE / SIGN BELOW THIS LINE

FOR INFORMATION CONCERNING THIS INSTRUMENT

1380473863

CHASE **WITHDRAWAL**

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

RT 500001017

WITHDRAWAL

Today's Date 11/8/18 Customer Name (Please Print) James Gallian
If Purchasing a Cashier's Check Provide Payee Name James Gallian
913851-CH (Rev 10/15) 80079112 03/18
CC- [Signature]
Start your account number here 352 057860 AMOUNT 175000.00
TOTAL \$
⑈0744594262⑈ ⑆500001017⑆

1 = 1005
~~0120004~~
4 = 100001

EXHIBIT G

CHASE PRIVATE CLIENT
JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 - 2051

February 01, 2019 through February 28, 2019
Primary Account: 000000339960186

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-888-994-5626
Deaf and Hard of Hearing: 1-800-242-7383
International Calls: 1-713-252-1679

00071953 DRI 703 141 05019 NNNNNNNNNNN T 1 00000000 06 0000
JAMIE L GALLIAN
16222 MONTEREY LN SPC 376
HUNTINGTON BEACH CA 92649-2258



CONSOLIDATED ASSETS SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Private Client Checking	000000339960186	\$1,024.64	\$114.64
Chase Private Client Savings	000003727597891	100.86	0.86
Total		\$1,125.50	\$115.50
TOTAL ASSETS		\$1,125.50	\$115.50

CHASE PRIVATE CLIENT CHECKING

JAMIE L GALLIAN

Account Number: 000000339960186

CHECKING SUMMARY

	AMOUNT
Beginning Balance	\$1,024.64
Deposits and Additions	200.00
Electronic Withdrawals	-1,110.00
Ending Balance	\$114.64
Annual Percentage Yield Earned This Period	0.00%
Interest Paid Year-to-Date	\$0.03

Interest paid in 2018 for account 000000339960186 was \$0.30.

CHASE PRIVATE CLIENT

February 01, 2019 through February 28, 2019
Primary Account: 000000339960186

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$1,024.64
02/06	02/05 Online Payment 7914356483 To Alliant Credit Union Credit Card	-500.00	524.64
02/06	02/05 Online Payment 7914357997 To Verizon Wireless	-100.00	424.64
02/11	02/09 Online Transfer To Chk ...5315 Transaction#: 7926540637	-400.00	24.64
02/14	Online Transfer From Sav ...7891 Transaction#: 7940788619	100.00	124.64
02/14	Online Transfer From Chk ...5315 Transaction#: 7940789538	100.00	224.64
02/15	02/15 Online Payment 7914360737 To Capital One	-100.00	124.64
02/25	02/23 Online Transfer To Chk ...5315 Transaction#: 7968276090	-10.00	114.64
	Ending Balance		\$114.64



JAMIE L GALLIAN

Account Number: 000003727597891

SAVINGS SUMMARY

	AMOUNT
Beginning Balance	\$100.86
Electronic Withdrawals	-100.00
Ending Balance	\$0.86
Annual Percentage Yield Earned This Period	0.00%

Interest paid in 2018 for account 000003727597891 was \$1.12.

The monthly service fee for this account was waived as an added feature of Chase Private Client Checking account.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$100.86
02/14	02/14 Online Transfer To Chk ...0186 Transaction#: 7940788619	-100.00	0.86
	Ending Balance		\$0.86

You earned a higher interest rate on your Chase Private Client Savings account during this statement period because you had a qualifying Chase Private Client Checking account.



CHASE PRIVATE CLIENT

February 01, 2019 through February 28, 2019

Primary Account: 000000339960186

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-554-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

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JPMorgan Chase Bank, N.A. Member FDIC



CHASE PRIVATE CLIENT

February 01, 2019 through February 28, 2019
Primary Account: 000000339960186

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Page 4 of 4

EXHIBIT H

CHASE PRIVATE CLIENT
JPMorgan Chase Bank, N.A.
P.O. Box 182051
Columbus, OH 43218-2051

March 01, 2019 through March 29, 2019
Primary Account: **000000339960186**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-888-994-5626**
Deaf and Hard of Hearing: **1-800-242-7383**
International Calls: **1-713-262-1679**

00074134 DRE 703 141 09019 NNNNNNNNNNN T 1 00000000 58 0000
JAMIE L. GALLIAN
16222 MONTEREY LN SPC 376
HUNTINGTON BEACH CA 92649-2258



We updated our disclosures

On March 17, 2019, we published an updated version of our Deposit Account Agreement and the document explaining our Additional Banking Services and Fees. You can get the latest agreements at chase.com/disclosures, at a branch or by request when you call us. Here's what you should know:

- We're using a payment network that supports real-time payments. When you send or receive a real-time payment, you confirm that you're not acting on the behalf of someone who is not a U.S. citizen or resident. (General Account Terms, Section I, Rules governing your account)
- We've reduced the Chase wire fee to send an international wire in a foreign currency to \$5 per transfer when you use chase.com or the Chase Mobile[®] app. As a reminder, there is no Chase wire fee when your transfer is equal to \$5,000 U.S. dollars or more. Also, there is never a Chase wire fee to send a wire from a Chase Premier Plus CheckingSM with enhanced military benefits, Chase SapphireSM Checking, or Chase Private Client CheckingSM account.

Please call us at the number on this statement if you have any questions.

CONSOLIDATED BALANCE SUMMARY

ASSETS

Checking & Savings	ACCOUNT	BEGINNING BALANCE THIS PERIOD	ENDING BALANCE THIS PERIOD
Chase Private Client Checking	000000339960186	\$114.64	\$122.36
Chase Private Client Savings	000003727597891	0.86	0.86
Total		\$115.50	\$123.22
TOTAL ASSETS		\$115.50	\$123.22

Page 1 of 4



CHASE PRIVATE CLIENT

March 01, 2019 through March 29, 2019
Primary Account: 000000339960186



JAMIE L GALLIAN

Account Number: 000000339960186

CHECKING SUMMARY

	AMOUNT
Beginning Balance	\$114.64
Deposits and Additions	20,000.01
ATM & Debit Card Withdrawals	-500.00
Electronic Withdrawals	-5,492.29
Other Withdrawals	-14,000.00
Ending Balance	\$122.36
Annual Percentage Yield Earned This Period	0.01%
Interest Paid This Period	\$0.01
Interest Paid Year-to-Date	\$0.04

Interest paid in 2018 for account 000000339960186 was \$0.30.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$114.64
03/08	Deposit 1019494020	20,000.00	20,114.64
03/08	03/08 Withdrawal	-10,000.00	10,114.64
03/11	03/11 Online Payment 8021458428 To Capital One	-100.00	10,014.64
03/11	03/11 Online Payment 8021497463 To Verizon Wireless	-92.29	9,922.35
03/11	03/11 Withdrawal	-4,000.00	5,922.35
03/12	ATM Withdrawal 03/12 16917 Algonquin St Huntington Be CA Card 5678	-500.00	5,422.35
03/13	03/13 Online Transfer To Chk 5315 Transaction#: 8028178127	-5,000.00	422.35
03/15	03/15 Online Payment 7938359499 To Capital One	-100.00	322.35
03/19	03/19 Online Payment 7914361014 To Alliant Credit Union Credit Card	-200.00	122.35
03/29	Interest Payment	0.01	122.36
	Ending Balance		\$122.36

Page 2 of 4

CHASE PRIVATE CLIENT

March 01, 2018 through March 29, 2018
Primary Account: 00000339960186



JAMIE L GALLIAN

Account Number: 000003727597891

SAVINGS SUMMARY

	AMOUNT
Beginning Balance	\$0.86
Ending Balance	\$0.86
Annual Percentage Yield Earned This Period	0.00%

Interest paid in 2018 for account 000003727597891 was \$1.12.

The monthly service fee for this account was waived as an added feature of Chase Private Client Checking account.

You earned a higher interest rate on your Chase Private Client Savings account during this statement period because you had a qualifying Chase Private Client Checking account.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-800-564-2282 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error

• A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

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JPMorgan Chase Bank, N.A. Member FDIC



CHASE PRIVATE CLIENT

March 01, 2019 through March 29, 2019
Primary Account: 000000339960186

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Page 8 of 8

CHASE **DEPOSIT/DEPÓSITO**

CHECKING/CHEQUES ☐
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

Today's Date/Fecha 3/8/19
Customer Name (Please Print)/Nombre del cliente (en letra de molde) Samir Gallian
Sign Here (If cash is received from this deposit)/
Firme aquí (si recibe efectivo de este depósito) X
Start your account number here /
Empiece su número de cuenta aquí 339960186

CASH /
EFFECTIVO
CHECK /
CHEQUE
TOTAL FROM
OTHER SIDE /
TOTAL DEL REVERSO
SUBTOTAL
LESS CASH /
MENOS EFECTIVO
RECIBIDO
TOTAL \$

10 000.00
10 000.00
20 000.00

DEPOSIT/DEPÓSITO

1019494020 500001020

JP Morgan Chase Bank 030805 740852 947020024934

288111107 NEW 01/08 8816004300

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

CASHIER'S CHECK

Date 11/03/2018

1085245426

1221

CHASE

Remitted JAMIE L GALLIAN

Pay To The JAMIE L GALLIAN

Order Of

Pay: TEN THOUSAND

DOLLARS AND 00 CENTS

\$ 10,000.00

Do not write outside this box

Memo:

Note: For information only. Comment has no effect on bank's payment.

Branch JPMORGAN CHASE BANK, N.A.

Sol Gindi, Chief Administrative Officer

JPMorgan Chase Bank N.A.

Phoenix, AZ

1085245426 122100024 806002234

WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK. REPORT TO YOUR WATERMARK.

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

1380474020

Endorsement required

748852 547828824928

1380474020

202111107 NEW OLCB 081004305

NEED DOCUMENT UP TO THE LINE TO VIEW TRUE WATERMARK

CASHIER'S CHECK

Remitter: **JAMIE L GALLIAN**

Date: **11/03/2018** Valid after 7 days

1221

Pay To The **JAMIE L GALLIAN**

Order Of:

Pay: **TEN THOUSAND DOLLARS AND 00 CENTS**

\$ 10,000.00 ****

Do not write outside this box

Memo:

Note: For information only. Comment has no effect on bank's payment.

JP Morgan Chase Bank, N.A.

Sol Gindi

Sol Gindi, Chief Administrative Officer
JP Morgan Chase Bank, N.A.
Phoenix, AZ

1085245424 122100024 806002234

FOR INFORMATION: DISCOUNTED THIS INSTRUMENT

JP Morgan Chase Bank

030805 740852 947020024938

1380474021

WARNING - DO NOT CASH CHECK
WITHOUT NOTING WATERMARK.
HOLD TIGHT TO VERY WATERMARK.

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

(REMOVING BANK SIGNATURE)

[Signature]

EXHIBIT I

CHASE
Remitter: JAMIE L GALLIAN

Pay To The JAMIE L GALLIAN
Order Of:

Pay: TEN THOUSAND
DOLLARS AND 00 CENTS

Do not write outside this box

Memo: _____
Note: For information only. Comment has no effect on bank's payment.

\$** 10,000.00 **

Drawn JPMORGAN CHASE BANK, N.A.

Sol Gindi

Sol Gindi, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Phoenix, AZ

⑈12215125801⑈ ⑈1221000122⑈ ⑈12200808⑈

1380474022

Alliant Credit Union
>271081528<
Device: Mobile
DIN: 704100000070497
Transaction Date: 4/11/2019 3:08 PM

BATCH PAGE - 0164

DO NOT CASH CHECK
NOTING WATERMARK
LIGHT TO VERIFY WATERMARK
DO NOT WRITE / SIGN / STAMP BELOW THIS LINE
DEPOSITARY BANK ENDORSEMENT

FOR INFORMATION CONCERNING THIS INSTRUMENT
CONTACT:
JPMORGAN CHASE BANK, N.A.
1-866-593-0356

Security features on this document include a
to-Front Endorsement Line, Watermark and Visible Fibers
Absence of these features may indicate a "variation"
This document is a variation of a Cash Payment Instrument

EXHIBIT J



JPMorgan Chase Bank, N.A.
P.O. Box 182051
Columbus, OH 43218-2051

May 01, 2019 through May 31, 2019
Account Number: 000000351897860

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-800-242-7338
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-888-622-4273
International Calls: 1-713-262-1679

00042006 DRE 703 141 15219 NNNNNNNNNN T 1 000000000 64 0000

J-SANDCASTLE CO, LLC
DBA ORANGE CO GABLES PROPERTY
18222 MONTEREY LN
SPC 376
HUNTINGTON BECH CA 92649-2258



CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$18,546.53
Deposits and Additions	2	90,930.62
Checks Paid	1	-10,000.00
ATM & Debit Card Withdrawals	7	-2,042.12
Other Withdrawals	1	-96,000.00
Fees	2	-23.00
Ending Balance	18	\$1,412.03

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
05/13	Deposit 1871265347	\$88,743.07
05/15	Deposit 1871115430	2,187.55
Total Deposits and Additions		\$90,930.62

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
4500 ^		05/03	\$10,000.00
Total Checks Paid			\$10,000.00

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

^ An image of this check may be available for you to view on Chase.com.

ATM & DEBIT CARD WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
05/06	ATM Withdrawal 05/04 16917 Algonquin St Huntington Be CA Card 2273	\$300.00
05/08	Card Purchase With Pin 05/08 St Joseph Room Service Orange CA Card 2273	8.00
05/10	Card Purchase 05/08 St Joseph Hospital of Orange CA Card 2273	500.00
05/10	Card Purchase 05/08 St Joseph Parking Orange CA Card 2273	8.00

Page 1 of 4



May 01, 2019 through May 31, 2019
Account Number: 000000351897880

ATM & DEBIT CARD WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
05/13	Card Purchase 05/10 Filingservices 402-935-7733 FL Card 2273	39.00
05/13	Card Purchase With Pin 05/11 Albertsons Store 08 Huntington Be CA Card 2273	86.12
05/23	ATM Withdrawal 05/23 7830 Edinger Ave Huntington Be CA Card 2273	1,000.00
Total ATM & Debit Card Withdrawals		\$2,042.12

ATM & DEBIT CARD SUMMARY

Jamia Lynn Gallian Card 2273		
	Total ATM Withdrawals & Debits	\$1,300.00
	Total Card Purchases	\$742.12
	Total Card Deposits & Credits	\$0.00
ATM & Debit Card Totals		
	Total ATM Withdrawals & Debits	\$1,300.00
	Total Card Purchases	\$742.12
	Total Card Deposits & Credits	\$0.00

OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
05/13	05/13 Withdrawal	\$96,000.00
Total Other Withdrawals		\$96,000.00

FEES

DATE	DESCRIPTION	AMOUNT
05/13	Official Checks Charge	\$8.00
05/31	Monthly Service Fee	15.00
Total Fees		\$23.00

You were charged a monthly service fee of \$15.00 this period. You can avoid this fee in the future by maintaining a minimum daily balance of \$1,500.00. Your minimum daily balance was \$239.48.

DAILY ENDING BALANCE

DATE	AMOUNT
05/03	\$8,546.53
05/06	8,246.53
05/08	8,238.53
05/10	7,629.53
05/13	239.48
05/15	2,427.03
05/23	1,427.03
05/31	1,412.03

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	9
Deposits / Credits	2
Deposited Items	10
Transaction Total	21

Page 2 of 4



May 01, 2018 through May 31, 2019
Account Number: 000000351897860

SERVICE CHARGE SUMMARY (continued)

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00
Service Fee Credit	\$0.00
Net Service Fee	\$15.00
Excessive Transaction Fees (Above 100)	\$0.00
Total Service Fees	\$15.00



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- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

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JPMorgan Chase Bank, N.A. Member FDIC



May 01, 2019 through May 31, 2019
Account Number: 000000351897860

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Page 4 of 4

CHASE		DEPOSIT		CHECKING <input type="checkbox"/>	
				SAVINGS <input type="checkbox"/>	
				CHASE LIQUID <input type="checkbox"/>	
				R/T 500001020	
DEPOSIT	Today's Date	5/13/19			
	Customer Name (Please Print)	Jamie G.	CASH	▶	
			CHECK	▶	88743.07
	Sign Here (If cash is received from this deposit)		TOTAL FROM OTHER SIDE	▶	.
	X		SUBTOTAL	▶	.
			CASH BACK	▶	.
			TOTAL \$		88743.07
N13080-CH (Rev. 07/12) 90276909 00/19					
Start your account number here					
351-897860					
⑈ 1871265347 ⑈ ⑆ 500001020 ⑆					

28811107 NEW 01/08 881000328

HOLD DOCUMENT UP TO THE LIGHT TO VIEW THE WATERMARK

CHASE
Remitter: **JAMIE L GALLIAN**

CASHIER'S CHECK

Date: **11/03/2018** Void after 7 years 1221

1085245420

Pay To The **JAMIE L GALLIAN**
Order Of:

Pay: **TEN THOUSAND
DOLLARS AND 00 CENTS**

\$ 10,000.00

Do not write outside this box

Memo: _____

Note: For information only. Comment has no effect on bank's payment.

Signature: *Sol Gindi*
Sol Gindi, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Phoenix, AZ

1085245420 122100024 806002234

FOR INFORMATION ONLY - SEE THE ATTACHMENT

144900000

JPMorgan Chase Bank, N.A.

042508 740957 949710010965

1380474025

WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY VIA EMARK.

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

NOT USED FOR INTENDED PURPOSES

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

280111167 NEW 01/08 0810004308

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

CASHIER'S CHECK

1085245419

11/03/2018

1221

CHASE

Remitter: JAMIE L GALLIAN

Pay To The **JAMIE L GALLIAN**
Order Of:

Pay: TEN THOUSAND
DOLLARS AND 00 CENTS

\$ 10,000.00

Do not write outside this box

Memo:

Note: For information only. Comment has no effect on bank's payment.

Signature: *[Signature]*
Sol Gindl, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Phoenix, AZ

1085245419 1122100024 806002234

FOR INFORMATION ONLY - THIS WATERMARK

1380474026

942508 740857 940710010004

1380474026

WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK. NO. 100-101 TO VERIFY WATERMARK.

NOT USED FOR INTENDED PURPOSES

NOT WRITE / SIGN / STAMP BELOW THIS LINE

REPRODUCTION BY JPMORGAN CHASE BANK

1085245417# 1222100024# 806002234#

1380474028

202111107 NEW 01408 6810004305

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUL WATERMARK

CASHIER'S CHECK

Remitter: **JAMIE L GALLIAN**

Date: **11/03/2018**

1085245416

1221

Pay To The **JAMIE L GALLIAN**

Order Of:

Pay: **TEN THOUSAND DOLLARS AND 00 CENTS**

\$ 10,000.00 ****

Do not write outside this box

Memo:

Note: For information only. Comment has no effect on bank's payment.

JPMORGAN CHASE BANK, N.A.

Sol Gindi

Sol Gindi, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Phoenix, AZ

1085245416 122100024 806002234

FOR INFORMATION ONLY - NOT FOR PAYMENT

1380474029

040500 740857 948710016900

NOT FOR PAYMENT

WARNING - DO NOT CASH WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY WATERMARK.

232111107 NEW CUDS 881004328

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRIM WATERMARK

CHASE

Remitter: JAMIE L GALLIAN

Pay To The JAMIE L GALLIAN

Order Of

Pay: TEN THOUSAND
DOLLARS AND 00 CENTS

Do not write outside this box

MEMO:

Note: For information only. Comment has no effect on bank's payment.

CASHIER'S CHECK

Date 11/03/2018

VOID AFTER 7 years

1085245415

1221

Branch JPMORGAN CHASE BANK, N.A.

[Signature]

Sol Grd, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Phoenix, AZ

1221

1085245415# 12122100024# 806002234#

1380474030

20111107 NEW CHECK 681000300

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

CASHIER'S CHECK

CHASE

Remitter: JAMIE L GALLIAN

Date: 11/03/2018

1085245422

1221

Pay To The JAMIE L GALLIAN

Order Of:

Pay: TEN THOUSAND

DOLLARS AND 00 CENTS

\$** 10,000.00 **

Do not write outside this box

Power: JPMORGAN CHASE BANK, N.A.

Sol Gendi, Chief Administrative Officer

JPMorgan Chase Bank, N.A.

Phoenix, AZ

MEMO: For information only. Comment has no effect on bank's payment.

1085245422 122100024 806002234

FOR INFORMATION ONLY - NO THIS INSTRUMENT

1380474023

042508 740857 948710016460

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

NOT USED FOR INTENDED PURPOSES

WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY TRUE WATERMARK.

26811107 NEW 01/08 6810004304

HOLD DOCUMENT UP TO THE LIGHT TO VERIFY TRUE WATERMARK

CHASE
Revolution JAMIE L GALLIAN

CASHIER'S CHECK

Date 11/03/2018 Value 1085245414 Valid after 7 years 1221

Pay To The JAMIE L GALLIAN
Order Of:

Pay: TEN THOUSAND \$** 10,000.00 **
DOLLARS AND 00 CENTS

Do not write outside this box

Memo: _____

Note: For information only. Comment has no effect on bank's payment.

JPMORGAN CHASE BANK, N.A.
Sol Gind
Sol Gind, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Phoenix, AZ

1085245414 122100024 806002234

1380474031

WARNING - DO NOT CASH
WITHOUT NOTING WATERMARK.
HOLD TO LIGHT TO VERIFY WATERMARK.

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE.

NOT USED FOR INTENDED PURPOSES

1380474031

082111107 NEW 0108 9220000

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRAIL WATERMARK

CASHIER'S CHECK

Remitter: **JAMIE L GALLIAN**

Date: 11/03/2018

1085245421

Pay To The **JAMIE L GALLIAN**

Order Of:

Pay: **TEN THOUSAND DOLLARS AND 00 CENTS**

5** 10,000.00 **

Do not write outside this box

Memo:

Note: For information only. Comment has no effect on bank's payment.

JP Morgan Chase Bank, N.A.

Sgt. Gindi

Sgt. Gindi, Chief Administrative Officer
JP Morgan Chase Bank, N.A.
Phoenix, AZ

#1085245421# 122100024# 806002234#

WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY WATERMARK.

NOT USED FOR INTENDED PURPOSES

Do not write outside this box

JAMIE L GALLIAN

JP Morgan Chase Bank, N.A.

1085245421

042508 740059 940710016986

1380474024

1386210483

CHASE **WITHDRAWAL**

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

Today's Date 5/13/19 Customer Name (Please Print) Jamie Galian
If Purchasing a Cashier's Check Provide Payee Name Fidelity
R/T 500001017

W12051-01 (Rev. 10/15) 50031514 01/15

WITHDRAWAL

Start your account number here 351-89786-6 AMOUNT 96 000.00

TOTAL \$ 96 000.00

⑈0783105408⑈ ⑈500001017⑈

EXHIBIT K



INVESTMENT REPORT
July 1, 2019 - August 31, 2019

Fidelity Rollover IRA JAMIE LYNN GALLIAN - ROLLOVER IRA -
FIDELITY MANAGEMENT TRUST CO - CUSTODIAN

► Account Number: 169-638064

Envelope # BHKKNPBBFJNK

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPC 376
HUNTINGTN BCH CA 92649-2258

Your Account Value:

\$7,197.46

Change from Last Period:

▼ \$89,118.62

	This Period	Year-to-Date
Beginning Account Value	\$96,316.08	\$75.81
Additions	-	96,000.00
Subtractions	-89,373.62	-89,373.62
Change in Investment Value *	255.00	495.27
Ending Account Value **	\$7,197.46	\$7,197.46
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$7,197.46	

* Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.

** Excludes unpriced securities.

Contact Information

Online	Fidelity.com
FAST SM -Automated Telephone	(800) 544-5555
Customer Service	(800) 544-6666

Brokerage services provided by Fidelity Brokerage Services LLC (FBS), Member NYSE, SIPC (800) 544-6666. Brokerage accounts carried by National Financial Services LLC (NFS), Member NYSE, SIPC.



H66974409320190831

1 of 1



INVESTMENT REPORT
July 1, 2019 - August 31, 2019

Account Summary

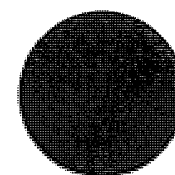
Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

Account Value: **\$7,197.46**

Account Holdings

Change in Account Value **▼ \$89,118.62**

	This Period	Year-to-Date
Beginning Account Value	\$96,316.08	\$75.81
Additions	-	96,000.00
Contributions	-	96,000.00
Subtractions	-89,373.62	-89,373.62
Distributions	-89,373.62	-89,373.62
Change in Investment Value *	255.00	495.27
Ending Account Value	\$7,197.46	\$7,197.46
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$7,197.46	



Top Holdings

Description	Value	Percent of Account
Fidelity Government Money Market	\$7,197	100%
Total	\$7,197	100%

Please note that, due to rounding, percentages may not add to 100%.

Income Summary

	This Period	Year-to-Date
Tax-deferred	\$255.00	\$495.27
Total	\$255.00	\$495.27

Contributions and Distributions

	This Period	Year-to-Date
2019 Contributions	\$96,000.00	\$96,000.00
Reportable dist.	89,373.62	89,373.62

Total Account Trades Sep 2018 - Aug 2019: 0

* Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.

Core Account and Credit Balance Cash Flow

Core Account: FIDELITY GOVERNMENT MONEY MARKET

	This Period	Year-to-Date
Beginning Balance	\$96,316.08	\$75.81
Investment Activity		
Dividends, Interest & Other Income ^D	255.00	495.27
Total Investment Activity	\$255.00	\$495.27



INVESTMENT REPORT
July 1, 2019 - August 31, 2019

Core Account and Credit Balance Cash Flow (continued)

Core Account: FIDELITY GOVERNMENT MONEY MARKET

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

	This Period	Year-to-Date
Cash Management Activity		
Contributions	-	96,000.00
Distributions	-89,373.62	-89,373.62
Total Cash Management Activity	-89,373.62	\$6,626.38
Ending Balance	\$7,197.46	\$7,197.46

D Includes dividend reinvestments.

Holdings

Core Account

Description	Beginning Market Value Jul 1, 2019	Quantity Aug 31, 2019	Price Per Unit Aug 31, 2019	Ending Market Value Aug 31, 2019	EAI (\$) / EY (%)
FIDELITY GOVERNMENT MONEY MARKET (SPAXX)	\$96,316.08	7,197.460	\$1.0000	\$7,197.46	\$138.13 1.920%
- 7-day yield: 1.77%					
Total Core Account (100% of account holdings)	\$96,316.08			\$7,197.46	\$138.13
Total Holdings				\$7,197.46	\$138.13

EAI **Estimated Annual Income (EAI) & Estimated Yield (EY)**- EAI is an estimate of annual income for a specific security position over the next rolling 12 months. EAI may be negative on short & EY positions. EY is calculated by dividing the current EAI for a security position by its statement closing date market value. EAI and EY are estimates only and may include return of principal and/or capital gains, which would render them overstated. Actual income and yield might be lower or higher than the estimated amounts. For calculation details, refer to the "Additional Information and Endnotes" section.



INVESTMENT REPORT
July 1, 2019 - August 31, 2019

Activity

Account # 169-838064
JAMIE LYNN GALLIAN - ROLLOVER IRA

Dividends, Interest & Other Income

(Includes dividend reinvestment)

Settlement Date	Security Name	Symbol/ CUSIP	Description	Quantity	Price	Amount
07/31	FIDELITY GOVERNMENT MONEY MARKET	31617H102	Dividend Received	-	-	\$163.13
08/30	FIDELITY GOVERNMENT MONEY MARKET	31617H102	Dividend Received	-	-	91.87
Total Dividends, Interest & Other Income						\$255.00

Contributions

Date	Reference	Description	Amount
05/16		Adj Contribution W862956-16aug19	\$96,000.00
05/16		Adj Contribution W862956-16aug19	-96,000.00
Total Contributions			-

Distributions

Date	Reference	Description	Amount
08/16	Return Excess Cont	ADJ PROCESSED W008567-19AUG19	-\$89,000.00
08/16	Adj Early Dist No Exc	ADJ PROCESSED W008567-19AUG19	89,000.00
08/16	Early Dist No Except	EARLY DST/NO EXCP AP WD58509371 JPMORGAN CHASE BANK, NA *****7860	-89,000.00
08/19	Return Excess Cont	RETURN EXCESS CONTR WD58519130 JPMORGAN CHASE BANK, NA *****7860	-373.62
Total Distributions			-\$89,373.62



INVESTMENT REPORT
July 1, 2019 - August 31, 2019

Activity

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

Core Fund Activity

For more information about the operation of your core account, please refer to your Customer Agreement.

Settlement Date	Account Type	Transaction	Description	Quantity	Price	Amount	Balance
07/31	CASH	Reinvestment	FIDELITY GOVERNMENT MONEY MARKET REINVEST @ \$1.000	163.130	\$1.0000	\$163.13	\$96,479.21
08/16	CASH	You Sold	FIDELITY GOVERNMENT MONEY MARKET @ 1	-89,000.000	1.0000	-89,000.00	7,479.21
08/19	CASH	You Sold	FIDELITY GOVERNMENT MONEY MARKET @ 1	-373.620	1.0000	-373.62	7,105.59
08/30	CASH	Reinvestment	FIDELITY GOVERNMENT MONEY MARKET REINVEST @ \$1.000	91.870	1.0000	91.87	7,197.46
Total Core Fund Activity						-\$89,118.62	

Estimated Cash Flow (Rolling as of August 31, 2019)

Month	Bond & CD Income	Bond & CD Principal	Stock Income	ETP Income	Mutual Fund Income	Other Income	Total Est. Cash Flow
September 2019	--	--	--	--	\$12	--	\$12
October	--	--	--	--	12	--	12
November	--	--	--	--	12	--	12
December	--	--	--	--	12	--	12
January 2020	--	--	--	--	12	--	12
February	--	--	--	--	12	--	12
March	--	--	--	--	12	--	12
April	--	--	--	--	12	--	12
May	--	--	--	--	12	--	12
June	--	--	--	--	12	--	12
July	--	--	--	--	12	--	12
August	--	--	--	--	12	--	12
Total	--	--	--	--	\$144	--	\$144

This table presents the estimated monthly interest and dividend income and return of principal that your current holdings may generate over the next rolling 12 months. The cash flows displayed are estimates provided for informational purposes only and there is no guarantee that you will actually receive any of the amounts displayed.



INVESTMENT REPORT
July 1, 2019 - August 31, 2019

Estimated Cash Flow *(Rolling as of August 31, 2019)*

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

These estimates should not be relied upon for making investment, trading or tax decisions. The estimates for fixed income are calculated using the security's coupon rate. The estimates for all other securities are calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. IADs are sourced from third party vendors believed to be reliable, but no assurance can be made as to accuracy. There are circumstances in which these estimates will not be presented for a specific security you hold. **Please refer to Help/Glossary on Fidelity.com for additional information on these calculations.**

Bond & CD Income includes interest payments for fixed and variable rate bonds, international bonds that pay in USD, and Certificates of Deposit (CDs).

Bond & CD Principal includes maturing principal payments for fixed and variable rate bonds, international bonds that pay in USD, and Certificates of Deposit (CDs).

Stock Income includes estimated dividend payments for common stocks, preferred stocks, international stocks, ADRs, closed-end mutual funds, and MLPs.

ETP Income includes estimated dividend payments for Exchange Traded Funds (ETFs) and Exchange Traded Notes (ETNs).

Mutual Fund Income includes estimated dividend payments for Fidelity and non-Fidelity mutual funds.

Other Income includes, but is not limited to estimated dividend payments for Unit Investment Trusts (UITs), REITs, and LPs.

This table does not include cash flow from foreign denominated fixed income.

— not available

Additional Information and Endnotes

► **Order Flow Practices** As the introducing broker for your account, FBS routes your orders to our clearing firm affiliate, National Financial Services ("NFS"). In deciding where to send orders received for execution, NFS looks at a number of factors, such as size of the order, trading characteristics of the security, favorable execution prices (including the opportunity for price improvement), access to reliable market data, availability of efficient automated transaction processing and execution cost. Some market centers or broker-dealers may execute orders at prices superior to the publicly quoted market. NFS's order routing policies are designed to result in transaction processing that is favorable to its customers. Where a customer directs the market center to which an order is routed, FBS or NFS will route the order to such market center in accordance with the customer's instructions without regard to its general order-routing practices.

FBS and/or NFS receives remuneration, compensation, or other consideration for directing customer orders to certain market centers. Such consideration may take the form of financial credits, monetary payments, rebates, volume discounts or reciprocal business. The details of any credit, payment, rebate or other form of compensation received in connection with the routing of a particular order will be provided upon your request. NFS may execute certain transactions as principal. In addition, from time to time, Fidelity may provide aggregated trade execution data to customers and prospective customers.

Order Routing Disclosure Quarterly reports: Quarterly information regarding the routing of orders by NFS in listed equity securities and listed options is available online at Fidelity.com. The reports are formatted in accordance with Securities and Exchange Commission requirements. **Investor Inquiry:** You can request your specific order routing and execution information for the preceding six months. This information will include the identity of the marketplace where your orders were routed for execution, whether the orders were directed or non-directed, and, if executed, the time of the execution. You may contact Fidelity for additional details on the



INVESTMENT REPORT
July 1, 2019 - August 31, 2019

Additional Information and Endnotes

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

information that is available.

FINRA BrokerCheck As part of the Financial Industry Regulatory Authority (FINRA) BrokerCheck program, you have access to the FINRA BrokerCheck hotline at 800-289-9999 and FINRA Web site at www.finra.org. You can call or e-mail your inquiries and request a brochure that includes information detailing the BrokerCheck program

Municipal Securities Rulemaking Board Investor Brochure Fidelity Brokerage Services LLC is registered with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board (MSRB). An investor brochure may be obtained at MSRB.org that describes the protections that may be provided by the MSRB and how to file a complaint with an appropriate regulatory authority.

Estimated Annual Income (EAI) & Estimated Yield (EY) - EAI for fixed income is calculated using the coupon rate. For all other securities, EAI is calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. EY reflects only the income generated by an investment and not changes in its price which may fluctuate. Interest and dividend rates are subject to change at any time and may be affected by current and future economic, political and business conditions. EAI and EY are provided for informational purposes only and should not be used or relied on for making investment, trading or tax decisions. EAI and EY are based on data obtained from information providers believed to be reliable, but no assurance can be made as to accuracy, timeliness or completeness. **Please refer to the Help/Glossary on Fidelity.com for additional information regarding these calculations.**

For more information about your statement, please refer to our **Frequently Asked Questions** document at Fidelity.com/statements.



Information About Your Fidelity Statement

TDD Service for the Hearing-Impaired Call 800-544-0118, 9 am - 9 pm ET, 7 days a week.
Lost or Stolen Cards For 24-Hour worldwide customer service, call 800-529-2164 for American Express or 800-323-5353 for Fidelity® Debit Card.
Additional Investments with Fidelity Make checks payable to Fidelity Investments. Include your account number on the check. For retirement and health savings accounts (HSA), designate in the memo field whether your contribution is for the current or prior year. Mail checks or other inquiries to: Fidelity Investments, P.O. Box 770001, Cincinnati, OH 45277-0003.
Income Summary Shows income by tax status for the statement and year-to-date periods. Except for interest income earned on, or distributed by, tax-exempt securities, Fidelity reports dividends and capital gains held in taxable accounts as taxable income. A portion of income reported as tax-exempt income may be subject to alternative minimum taxes and/or state and local taxes. In Traditional IRAs, Rollover IRAs, SEP-IRAs, SIMPLE IRAs and Keoghs, earnings are reported as tax-deferred income. In Roth IRAs and HSAs, earnings are reported as tax-exempt income as they may be federally tax-exempt if certain conditions are met.
Cost Basis, Gain/Loss, and Holding Period Information NFS is required to report certain cost basis and holding period information to the IRS on Form 1099-B. Unless otherwise specified, NFS applies the average cost method for open-end mutual funds and the first-in, first-out (FIFO) method for all other securities. Cost basis is adjusted for wash sales on securities with the same CUSIP held in the same account (unless your account receives mark-to-market reporting). Your statement may not reflect all adjustments required for tax purposes. Customers should consult their tax advisors for further information.
Cost Fidelity provides purchase cost information for securities held in retirement and HSA accounts. Such information may be adjusted for certain transactions and does not reflect dividends or capital gains reinvestments. Fidelity reports transaction profit or loss information when securities are sold within a retirement or HSA account. Transaction profit or loss is calculated by subtracting purchase cost from sales proceeds

using the FIFO method if shares were purchased at different times or prices. **Statement Mailing** We deliver statements at least four times during the calendar year for any account with a balance.
Statement Discrepancies Please review your statement and report any inaccuracies or discrepancies. Inquiries, concerns or questions regarding your brokerage account or the activity therein should be directed to FBS by calling 800-544-8666, and NFS, who carries your brokerage accounts, by calling 866-408-1138. Any oral communications regarding inaccuracies or discrepancies should be reconfirmed in writing to protect your rights, including those under the Securities Investor Protection Act (SIPA).
Material Changes Please advise us of material changes in your investment objectives or financial situation related to your brokerage account(s).
Mutual Funds and Performance Before investing, consider the funds' investment objectives, risks, charges and expenses. Contact Fidelity for a prospectus containing this information. Read it carefully. Performance data shown represents past performance and is no guarantee of future results. Investment return and principal value will fluctuate, so you may have a gain or loss when shares are sold. Current performance may be higher or lower than that quoted. Visit Fidelity.com/performance for most recent month-end performance.
Sales Loads & Fees Each fund reserves the right to terminate or modify its exchange privilege in the future. In connection with (i) access to, purchase or redemption of, and/or maintenance of positions in mutual funds and other investment products ("funds") or (ii) infrastructure needed to support such funds, some funds, or their investment affiliates, pay FBS and/or NFS sales loads and 12b-1 fees described in the prospectus as well as additional compensation for shareholder services, start-up fees, infrastructure support and maintenance, and other programs. Additional information about the source(s) and amount(s) of compensation as well as other remuneration received by FBS or NFS will be furnished to you upon written request. At the time you purchase shares of funds those shares will be assigned either a load, transaction fee (TF) or no transaction fee (NTF) status. When you subsequently sell those shares, any fees applicable to your transaction will be assessed based on the status assigned to the shares at the time of purchase.

Additional Information About Your Brokerage Account, If Applicable

Free credit balances (FCB) are funds payable to you on demand. FCB are subject to open commitments such as uncleared checks and exclude proceeds from sales of certificated securities without delivery of the certificate. If your FCB is swept to a core position, you can liquidate the core position and have the proceeds sent to you or held in your account subject to the terms of your account agreement. Required rule 10b-10(a) information not contained herein will be provided on written request. Fidelity may use this free credit balance in connection with its business, subject to applicable law. **Assets Separate from Your Brokerage Account** Only securities in the margin portion of your brokerage account contribute to margin and maintenance requirements. Other Assets, which may be reported on your statement, including insurance products that are distributed by FBS and Fidelity Insurance Agency, Inc. and mutual fund only accounts held directly with the fund (Fidelity Mutual Fund Accounts) are not carried by NFS, not covered by the Securities Investor Protection Corporation (SIPC) and do not count toward your margin and maintenance requirements. Assets held in brokerage accounts managed by Fidelity Personal and Workplace Advisors LLC (FPWA) are carried by NFS and covered by SIPC but do not contribute to your margin and maintenance requirements. **Short Account Balances** Securities sold short are held in a segregated short account. These securities are marked-to-market for margin purposes, and any increase or decrease from the previous week's value is transferred weekly to your margin account. Fidelity represents your short account balance as of the last weekly mark-to-market, not as of the statement end date. **Information About Your Option Transactions** Each transaction confirmation previously delivered to you contains full information about commissions and other charges, and such information is available promptly upon request. Assignments of American and European-style options are allocated among customer short positions pursuant to a random allocation procedure, a description is available upon request. Short positions in American-style options are liable for assignment anytime. The writer of a European-style option is subject to exercise assignment only during the exercise period. For more information, please call Fidelity at 800-544-8666. **Equity Dividend Reinvestment** Shares credited to your account resulted from transactions by FBS acting as agent for your account, or the Depository Trust Company (DTC). **Price Information/Total Market Value** The Total Market Value has been calculated out to 9 decimal places; however, the individual unit price is displayed in 5 decimal places. The Total Market Value represents prices obtained from various sources, may be impacted by the frequency with which such prices are reported and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes, but when such quotes are not available the pricing vendors use a variety of techniques to estimate value. These estimates, particularly for fixed income securities, may be based on certain minimum principal amounts (e.g. \$1 million) and may not reflect all of the factors that affect the value of the security, including liquidity risk. The prices provided are not firm bids or offers. Certain securities may reflect N/A or unavailable where the price for such security is generally not available from a pricing source. The Market Value of a security, including those priced at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. The sale or redemption of any fixed income security prior to maturity may result in a loss. Prices for Certificates of Deposits (CDs) on your statement are generally estimates and are not based on actual market prices. The secondary market for CDs is generally illiquid. You should always request a current valuation for your securities prior to making a financial decision or placing an order.

Executing Orders on the Floor of the NYSE The Floor broker may permit the Designated Market Maker to trade on parity with the order for some or all of the executions associated with filling that order, where such permission would not be inconsistent with the broker's best execution obligations.
SIPC Securities in accounts carried by NFS, a Fidelity Investments company, are protected in accordance with the SIPC up to \$500,000 (including cash claims limited to \$250,000). For details, including the SIPC brochure, please see www.sipc.org or call 1-202-371-8300. NFS has arranged for additional protection for cash and covered securities to supplement its SIPC coverage. Neither coverage protects against a decline in the market value of securities.
Fidelity Investments Fidelity Distributors Corporation (FDC) is the distributor for Fidelity Funds with marketing and shareholder services provided by FBS or NFS. Brokerage services are provided by FBS, which clears all transactions through its affiliate, NFS. NFS carries all brokerage accounts. FBS and NFS are members of the NYSE and SIPC. Upon written request, Fidelity will mail an NFS financial statement, which is also available for inspection at its office. Fidelity Investments (with pyramid logo) is a trademark of FMR LLC.
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588130.39.0

Posting Date:	2019-05-16	Account Number:	806002234	Amount:	\$96,000.00
Bank Number:	601	Capture Source:	PV	Check/Serial #:	001085735539
DB/CR:	Debit	Routing Transit Number:	12210002	Sequence Number:	2670656834
Trancode:	000000	UDK:	601190516002670656834	Image:	5
Application Code:	1	Item Type:	Paper Item	IRD:	
PE Indicator:	P	Entry Number:	0000003543	BOFD:	074909962
Cost Center:		Teller Number:		Teller Sequence Number:	
Processing Date: 2019-05-16					

262111107 NEW 01/08 5810004306

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

CASHIER'S CHECK

Date 05/13/2019 Void after 7 years 1221

CHASE

Remitter: J-SANDCASTLE CO. LLC/DBA ORANGE CO GABLES PROPERTY

Pay To The FIDELITY INV.
Order Of: FBO JAMIE L. GALLIAN, 401K

Pay: NINETY SIX THOUSAND DOLLARS AND 00 CENTS \$** 96,000.00 **

Drawer: JPMORGAN CHASE BANK, N.A.
Sol Gindi
Sol Gindi, Chief Administrative Officer
JPMorgan Chase Bank, N.A.
Phoenix, AZ

Do not write outside this box

Memo: _____
Note: For information only. Comment has no effect on bank's payment.

1085735539 12210002 806002234

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FOR INFORMATION CONCERNING THIS INSTRUMENT CONTACT: JPMORGAN CHASE BANK, N.A. 1-800-553-0398

Fidelity / NES LLC For Deposit Only

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

DEPOSITARY BANK ENDORSEMENT

WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY WATERMARK.

1384155557



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 - 2051

May 01, 2019 through May 31, 2019

Account Number: 000000351897860

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-800-242-7338
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-888-622-4273
International Calls: 1-713-262-1679

00042008 DRE 703 141 15219 NNNNNNNNNNN T 1.000000000 64 0000

J-SANDCASTLE CO, LLC
DBA ORANGE CO GABLES PROPERTY
18222 MONTEREY LN
SPC 376
HUNTINGTON BCH CA 92649-2258



CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$18,546.53
Deposits and Additions	2	90,930.62
Checks Paid	1	-10,000.00
ATM & Debit Card Withdrawals	7	-2,042.12
Other Withdrawals	1	-96,000.00
Fees	2	-23.00
Ending Balance	18	\$1,412.03

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
05/13	Deposit 1871265347	\$88,743.07
05/15	Deposit 1871115430	2,187.55
Total Deposits and Additions		\$90,930.62

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
4500 ^		05/03	\$10,000.00
Total Checks Paid			\$10,000.00

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

^ An image of this check may be available for you to view on Chase.com.

ATM & DEBIT CARD WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
05/06	ATM Withdrawal 05/04 16917 Algonquin St Huntington Be CA Card 2273	\$300.00
05/08	Card Purchase With Pin 05/08 St Joseph Room Service Orange CA Card 2273	8.00
05/10	Card Purchase 05/08 St. Joseph Hospital of Orange CA Card 2273	600.00
05/10	Card Purchase 05/08 St Joseph Parking Orange CA Card 2273	8.00

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May 01, 2019 through May 31, 2019
Account Number: 000000351897860

ATM & DEBIT CARD WITHDRAWALS (continued)

DATE	DESCRIPTION	AMOUNT
05/13	Card Purchase 05/10 Filingservices 402-935-7733 FL Card 2273	39.00
05/13	Card Purchase With Pin 05/11 Albertsons Store 08 Huntington Be CA Card 2273	86.12
05/23	ATM Withdrawal 05/23 7830 Edinger Ave Huntington Be CA Card 2273	1,000.00
Total ATM & Debit Card Withdrawals		\$2,042.12

ATM & DEBIT CARD SUMMARY

Jamia Lynn Gallian Card 2273		
	Total ATM Withdrawals & Debits	\$1,300.00
	Total Card Purchases	\$742.12
	Total Card Deposits & Credits	\$0.00
ATM & Debit Card Totals		
	Total ATM Withdrawals & Debits	\$1,300.00
	Total Card Purchases	\$742.12
	Total Card Deposits & Credits	\$0.00

OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
05/13	05/13 Withdrawal	\$96,000.00
Total Other Withdrawals		\$96,000.00

FEES

DATE	DESCRIPTION	AMOUNT
05/13	Official Checks Charge	\$8.00
05/31	Monthly Service Fee	15.00
Total Fees		\$23.00

You were charged a monthly service fee of \$15.00 this period. You can avoid this fee in the future by maintaining a minimum daily balance of \$1,500.00. Your minimum daily balance was \$239.48.

DAILY ENDING BALANCE

DATE	AMOUNT
05/03	\$8,546.53
05/06	8,246.53
05/08	8,238.53
05/10	7,629.53
05/13	239.48
05/15	2,427.03
05/23	1,427.03
05/31	1,412.03

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	9
Deposits / Credits	2
Deposited Items	10
Transaction Total	21

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May 01, 2019 through May 31, 2019
Account Number: 000000351897860

SERVICE CHARGE SUMMARY (continued)

SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00
Service Fee Credit	\$0.00
Net Service Fee	\$15.00
Excessive Transaction Fees (Above 100)	\$0.00
Total Service Fees	\$15.00



IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC.



JPMorgan Chase Bank, N.A. Member FDIC

Page 3 of 4



May 01, 2019 through May 31, 2019
Account Number: 000000351897860

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Page 4 of 4

CHASE **WITHDRAWAL**

CHECKING ☐
SAVINGS ☐
CHASE LIQUID ☐

Today's Date 5/13/19 Customer Name (Please Print) Jamie Gallian
If Purchasing a Cashier's Check Provide Payee Name Fidelity
R/T 500001017

WITHDRAWAL

Start your account number here 351-89786-0 AMOUNT 96 000.00
TOTAL \$


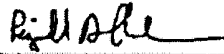
Customer Signature [Signature]

⑈0783105408⑈ ⑈500001017⑈

EXHIBIT L

Posting Date:	2019-08-16	Account Number:	806002234	Amount:	\$74,999.00
Bank Number:	601	Capture Source:	PV	Check/Serial #:	001085736227
DB/CR:	Debit	Routing Transit Number:	12210002	Sequence Number:	8270590989
Trancode:	000000	UDK:	601190816008270590989	Image:	5
Application Code:	1	Item Type:	Paper Item	IRD:	
PE Indicator:	P	Entry Number:	0000009515	BOFD:	000000000
Cost Center:		Teller Number:		Teller Sequence Number:	

Processing Date: 2019-08-17

		CASHIER'S CHECK		202111107 NEW 01/08 8810004308 1085736227 91-2 1221
Remitter: JAMIE L GALLIAN		Date: 08/16/2019		Void after 7 years
Pay To The Order Of: J. PAD, LLC				
Pay: SEVENTY FOUR THOUSAND NINE HUNDRED NINETY NINE DOLLARS AND 00 CENTS		\$** 74,999.00 **		
Do not write outside this box.		Drawn: JPMORGAN CHASE BANK, N.A.  Reginald Chambers, Chief Administrative Officer JPMorgan Chase Bank, N.A. Phoenix, AZ		
Memo: _____ Note: For information only. Comment has no effect on bank's payment.				

⑆ 1085736227 ⑈ ⑆ 122100024 ⑆ 806002234 ⑈



FOR INFORMATION CONCERNING THIS INSTRUMENT
 CONTACT:
 JPMORGAN CHASE BANK, N.A.
 1-800-935-5000

Seq: 8989 08/16/19
 BAT: 785349 CC: 3189999334
 WT: 01 LTPS: Jacksonville PT
 BC: Huntington-Harbour BC CAT-159

Seq: 89
 Batch: 785349
 Date: 08/16/19

WARNING — DO NOT CASH CHECK WITHOUT NOTING WATERMARK. HOLD TO LIGHT TO VERIFY WATERMARK.

Credited To The Account Of
 The Within Named Payee
 Endorsement Guaranteed
 Bank of America, N.A.
 DO NOT SIGN/STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

1390276835



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218-2051

August 01, 2019 through August 30, 2019
Account Number: 000000351897860

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-800-242-7338
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-888-622-4273
International Calls: 1-713-292-1679

00038458 (FIR) 703 141 24119 NNNNNNNNNNN T 1 000000000 64 0000

J-SANDCASTLE CO, LLC
16222 MONTEREY LN
SPC 376
HUNTINGTN BCH CA 92649-2258



CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$82.03
Deposits and Additions	3	99,173.62
ATM & Debit Card Withdrawals	7	-3,158.67
Other Withdrawals	3	-92,859.00
Fees	4	-57.00
Ending Balance	17	\$3,180.98

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
08/16	Book Transfer Credit B/O: National Financial Services LLC Smithfield RI 02917- Org:/1696380641 Fbo Jamie Lynn Gallian Ogb: National Financial Services LLC Wtc Trn: 3621029228Fs	\$89,000.00
08/19	Book Transfer Credit B/O: National Financial Services LLC Smithfield RI 02917- Org:/1696380641 Fbo Jamie Lynn Gallian Ogb: National Financial Services LLC Wtc Ref: Earnings of Return of Excess Trn: 0655134231Fs	373.62
08/23	Deposit 1850866236	9,800.00
Total Deposits and Additions		\$99,173.62

ATM & DEBIT CARD WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
08/19	Card Purchase 08/16 Olive Pit Grill 714-3165000 CA Card 2273	\$32.96
08/19	Card Purchase 08/17 Edward S Hair Salon Huntingtn Bch CA Card 2273	75.75
08/19	Card Purchase W/Cash 08/16 Albertsons Store 08 Huntington Be CA Card 2273 Purchase \$138.97 Cash Back \$0.18	139.15
08/19	Card Purchase 08/18 Staples 001015 Huntington Be CA Card 2273	38.77
08/22	Card Purchase 08/21 Signal Attorney Servic 562-5951337 CA Card 2273	2,796.95
08/26	Card Purchase 08/25 Olive Pit Grill 714-3165000 CA Card 2273	45.09
08/27	Card Purchase 08/25 Animalia Huntington Be CA Card 2273	30.00
Total ATM & Debit Card Withdrawals		\$3,158.67

ATM & DEBIT CARD SUMMARY

Jamie Lynn Gallian Card 2273

Page 1 of 4



August 01, 2019 through August 30, 2019
Account Number: 000000351897880

Total ATM Withdrawals & Debits	\$0.00
Total Card Purchases	\$3,158.67
Total Card Deposits & Credits	\$0.00
ATM & Debit Card Totals	
Total ATM Withdrawals & Debits	\$0.00
Total Card Purchases	\$3,158.67
Total Card Deposits & Credits	\$0.00

OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
08/16	08/16 Withdrawal	\$7,000.00
08/16	08/16 Withdrawal	74,999.00
08/23	08/23 Withdrawal	10,880.00
Total Other Withdrawals		\$92,859.00

FEES

DATE	DESCRIPTION	AMOUNT
08/16	International Incoming Wire Fee	\$15.00
08/19	International Incoming Wire Fee	15.00
08/30	Cash Deposit Immediate	12.00
08/30	Monthly Service Fee	15.00
Total Fees		\$57.00

You were charged a monthly service fee of \$15.00 this period. You can avoid this fee in the future by maintaining a minimum daily balance of \$1,500.00. Your minimum daily balance was \$82.03.

DAILY ENDING BALANCE

DATE	AMOUNT
08/16	\$7,088.03
08/19	7,140.02
08/22	4,343.07
08/23	3,283.07
08/26	3,237.98
08/27	3,207.98
08/30	3,180.98

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	10
Deposits / Credits	1
Deposited Items	0
Transaction Total	11
SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00
Service Fee Credit	\$0.00
Net Service Fee	\$15.00
Excessive Transaction Fees (Above 100)	\$0.00
Total Service Fees	\$15.00
CASH PROCESSING	AMOUNT
Cash Deposits Immediate Verification	\$9,800.00

Page 2 of 4



August 01, 2019 through August 30, 2019
Account Number: 000000351897860

SERVICE CHARGE SUMMARY (continued)

CASH PROCESSING	AMOUNT
Cash Deposits Post Verification/Night Drop	\$0.00
Cash Deposits Total	\$9,800.00
Cash Deposits Allowed	\$5,000.00
Excess Cash Deposits	\$4,800.00
Excess Immediate (\$4,800 At \$2.50/\$1,000)	\$12.00
Total Cash Deposit And Change Order Fees	\$12.00



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- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

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JPMorgan Chase Bank, N.A. Member FDIC

CHASE

August 01, 2019 through August 30, 2019
Account Number: 000000351897860

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Page 2 of 4

CHASE **WITHDRAWAL**

Today's Date: 8/16/19 Customer Name (Please Print): J-Sandcastle, LLC
If Purchasing a Cashier's Check Provide Payee Name: J. Pad, LLC
N13081-CH (Rev. 10/15) 00072581 03/18

CHECKING ☒
SAVINGS ☐
CHASE LIQUID ☐
R/T: 500001017

WITHDRAWAL

Start your account number here: 351897860

Customer Signature: [Signature]

TOTAL \$ 24999.00

AMOUNT

⑈0787202677⑈ ⑈500001017⑈

JPMorganChase Bank 081014 740857 748710054407

EXHIBIT M

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE

MINUTE ORDER

DATE: 01/17/2020 TIME: 08:49:00 AM DEPT:

JUDICIAL OFFICER PRESIDING: Appellate Panel

CLERK: Michael Porter

REPORTER/ERM:

BAILIFF/COURT ATTENDANT:

CASE NO: **30-2019-01119765-CL-MC-CJC** CASE INIT.DATE: 12/20/2019

CASE TITLE: **People of the State of California vs. Gallian**

CASE CATEGORY: Civil - Limited CASE TYPE: Misc Complaints - Other

APPEARANCES

There are no appearances by any party.

Appellate Panel Judge(s):

Hon. Nathan R. Scott, Presiding Judge

Trial Court Case Number: 18WM05278

The Public Defender is relieved as counsel for appellant on this appeal. The court appoints Elisabeth A. Bowman to represent appellant on this appeal.

**SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE**

MINUTE ORDER

DATE: 01/03/2020

TIME: 12:47:00 PM

DEPT:

JUDICIAL OFFICER PRESIDING: Appellate Panel

CLERK: Michael Porter

REPORTER/ERM:

BAILIFF/COURT ATTENDANT:

CASE NO: **30-2019-01119765-CL-MC-CJC** CASE INIT.DATE: 12/20/2019

CASE TITLE: **People of the State of California vs. Gallian**

CASE CATEGORY: Civil - Limited CASE TYPE: Misc Complaints - Other

APPEARANCES

There are no appearances by any party.

Appellate Panel Judge(s):

Hon. Nathan R. Scott, Presiding Judge

Trial Court Case Number: 18WM05278

The application for appointment of counsel on appeal is granted. The Public Defender is appointed to represent appellant on this appeal.

EXHIBIT N

Amount: \$5,000.00
 Account: 457002931717
 Bank Number: 54086010

Sequence Number: 2852895760
 Capture Date: 01/28/2020
 Check Number: 824622220

MLC

Note to Purchaser - In the event that this check is lost, misplaced or stolen, a money order must be issued within 90 days of the date of issuance and the original check must be destroyed. This check should be signed and dated within 90 days.

Cashier's Check - CREDIT COPY

No. 0824622220

FOUNTAIN VALLEY

Void After 90 Days

91-170/1221
 NAZ

Date 01/28/20 01:17:27 PM

0012 0000690 0093

Pay  BANK OF AMERICA
AMERICA

\$5,000.00

Five Thousand and 00/100 Dollars

To The BAIL BONDS DIRECT
 Order Of

FBO JAMIE LYNN GALLIAN

Remitter (Purchased By): J-PAD, LLC

Bank of America, N.A.
 PHOENIX, AZ

Not-Negotiable
 Credit Copy

⑈082462220⑈ ⑆540860108⑆ 457002931717⑈

Electronic Endorsements
 Date Sequence
 01/28/2020 2852895760

Bank # Endrs Type TRN RCC Bank Name
 122000661 Rtn Loc/BOFD Y Bank of America NA

Document
Doc 101-2

3 Filed 09/29/21
Filed 05/26/22

Page 144 of 374 Page 1
Entered 05/27/22 09:41:34

#:565
Desc

BATES PAGE - 0208
0144

Amount: \$5,000.00
 Account: 325130151274
 Bank Number: 54093013

Sequence Number: 2852895761
 Capture Date: 01/28/2020
 Check Number: 0

Bank of America

Checking Savings Withdrawal

New Negotiable - Withdrawals are permitted only through payment to the depositor

Date: 1/28/2020

Dollars

Name and Address: 5 Paid JAD LLC
16222 Norfork Ln Spc 376
Haystack Beach VA
 Telephone No.: 92649

Save time in line and help us avoid errors. The next time you make a withdrawal, please use your pre-printed withdrawal slips for your account.

Signature: [Signature]

Account Number

325130151274

Total Withdrawal

\$ 5000.

⑆540930135⑆

Electronic Endorsements
 Date: 01/28/2020
 Sequence: 2852895761

Bank #: 122000661
 Endrs Type: Rtn Loc/BOFD
 TRN: Y

Bank Name: Bank of America NA

Amount: \$5,000.00
Account: 325130151274
Bank Number: 54093013
Sequence Number: 2852895761
Capture Date: 01/28/2020
Check Number: 0

22/11 *****
00'000'54 EC/80 *****
21000 JTL 0690000 JD VCN Aytuj
91:31 0302/82/70 E3000 ucAJ
Seq: 437
Batch: 307139
Date: 01/28/20

Seq: 00437 01/28/28
BAT: 307139 CC: 3180000690
WT: 01 LIPS: Jacksonville PT
R- Fmtr: Rtn Valtay R- 046-114

Electronic Endorsements	Bank #	Endrs Type	TRN	RRC	Bank Name
Date Sequence					
01/28/2020 2852895761	122000661	Rtn Loc/BOFD	Y		Bank of America NA

Amount: \$7,500.00
 Account: 457002931717
 Bank Number: 54086010
 Sequence Number: 2852895762
 Capture Date: 01/28/2020
 Check Number: 824622219

MLC
 Note to Purchaser - In the event this check is lost, misplaced or stolen, a stop payment and 90-day waiting period will be required prior to replacement. This check should be signed within 90 days.

Cashier's Check - CREDIT COPY

No. 0824622219

FOUNTAIN VALLEY

Void After 90 Days

91-1701221
 NAZ

Date 01/28/20 01:12:41 PM

0012 0000690 0092

Pay  BANK OF AMERICA
 Seven Thousand Five Hundred and 00/100 Dollars

\$7,500.00

To The BAIL BONDS DIRECT
 Order Of FBO JAMIE LYNN GALLIAN

Not-Negotiable

Credit Copy

Remitter (Purchased By): J-PAD, LLC

Bank of America, N.A.
 PHOENIX, AZ

⑈0824622219⑈ ⑈540860108⑈ 457002931717⑈

Electronic Endorsements		Bank #	Endrs Type	TRN	RRC	Bank Name
Date	Sequence					
01/28/2020	2852895762	122000661	Rtn Loc/80FD	Y		Bank of America NA

Amount:	\$7,500.00	Sequence Number:	2852895762
Account:	457002931717	Capture Date:	01/28/2020
Bank Number:	54086010	Check Number:	824622219

Tran 00092 01/28/2020 13113 NCA
 R/V# 540930135 CC 0000450 Tlr 00012
 Account 325130151274
 Document # 0824623219
 Official Check Sale
 CREFNCA*****
 08/23 1/22
 DRU CASH*****

Seq: 00438 01/28/20
 BAT: 107139 CC: 318000690
 HT: 01 LTPS: Jacksonville PT
 RC: Farmington Valley Rd 066-116

Electronic Endorsements					
Date	Sequence	Bank #	Endrs Type	TRN	RRC Bank Name
01/28/2020	2852895762	122000661	Rtn Loc/BoFD	Y	Bank of America NA

Amount: \$7,500.00
 Account: 325130151274
 Bank Number: 54093013
 Sequence Number: 2852895763
 Capture Date: 01/28/2020
 Check Number: 0

Bank of America

STANDING ORDER WITHDRAWAL **DEBIT**

Not Negotiable - Withdrawals are permitted only through payment to the depositor

Date 1/28/2020

Name and Address
 I-Pad LLC
 16222 Monterey Ln
 Hayward, CA 94618

Seven Thousand Five Hundred

Dollars

Telephone No. ()

Save time in line and help us avoid errors. The next time you make a withdrawal, please use your pre-printed withdrawal slips for your account.

X

Signature

Total Withdrawal

325130151274

\$ 7500.-

⑆540930135⑆

Electronic Endorsements
 Date Sequence
 01/28/2020 2852895763

Bank # Endrs Type TRN RRC
 122000661 Rtn Loc/BOFD Y

Bank Name
 Bank of America NA

Amount: \$7,500.00
Account: 325130151274
Bank Number: 54093013
Sequence Number: 2852895763
Capture Date: 01/28/2020
Check Number: 0

22/11 *****
22/80 *****
00'005'64
ates xchd teicfjld
5F10E60P5 BLV
462510E152E J000000
21000 JTL 0640000 03 WGN 411111
11:31 0202/82/10 26000 weJl

Seq: 439
Batch: 307139
Date: 01/28/20

Seq: 00439 01/28/20
BAT: 307139 CC: 3180000000
WT: 01 LIPS: Jacksonville FL
AC: Fannin County GA 06-114

Electronic Endorsements		Bank #	Endrs Type	TRN	RRC	Bank Name
Date	Sequence					
01/28/2020	2852895763	122000661	Rtn Loc/BOFD	Y		Bank of America NA



JPMorgan Chase Bank, N.A.
P.O. Box 182051
Columbus, OH 43218-2051

January 01, 2020 through January 31, 2020

Account Number: 000000339960186

00090502 UFI: 703 141 03220 NNNNNNNNNNN T 000000000 68 0000

JAMIE L GALLIAN
16222 MONTEREY LN SPC 376
HUNTINGTON BEACH CA 92649-2258

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-800-935-9935
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-877-312-4273
International Calls: 1-713-262-1679



CHECKING SUMMARY

Chase Total Checking

	AMOUNT
Beginning Balance	\$8.77
Deposits and Additions	480.00
ATM & Debit Card Withdrawals	-272.10
Electronic Withdrawals	-150.00
Fees	-46.00
Ending Balance	\$20.67

Interest paid in 2019 for account 000000339960186 was \$0.04.

TRANSACTION DETAIL

DATE	DESCRIPTION	AMOUNT	BALANCE
	Beginning Balance		\$8.77
01/02	Returned Item Fee For An Unpaid \$272.10 Item - Details: Progressivelease Pmts PPD ID: 1460858540	-34.00	-25.23
01/03	ATM Cash Deposit 01/02 18917 Algonquin St Huntington Be CA Card 2811	480.00	454.77
01/07	Card Purchase 01/08 Progressive Leasing Https://Progl UT Card 2811	-272.10	182.67
01/22	01/22 Online Payment 9104043927 To Verizon Wireless	-125.00	57.67
01/22	01/22 Online Payment 9104045845 To Alliant Credit Union Credit Card	-25.00	32.67
01/31	Monthly Service Fee	-12.00	20.67
	Ending Balance		\$20.67

Page 1 of 2



January 01, 2020 through January 31, 2020
Account Number: 000000339960186

WANT TO AVOID PAYING A MONTHLY SERVICE FEE ON YOUR CHECKING ACCOUNT?

A monthly Service Fee was charged to your Chase Total Checking account. Here are the three ways you can avoid this fee during any statement period.

- **Have direct deposits totaling \$500.00 or more.**
(You did not have a direct deposit this statement period)
One of our bankers can help you set up direct deposit in just a few minutes
- **OR, keep a minimum daily balance in this checking account of \$1,500.00 or more.**
(Your minimum daily balance was -\$25.23)
- **OR, keep an average daily balance of qualifying linked deposits and investments of \$5,000.00 or more.**
(Your average daily balance of qualifying linked deposits and investments was \$156.30)

Talk to a banker about transferring your balances to Chase today!

Stop in today and explore all Chase has to offer.

OVERDRAFT AND RETURNED ITEM FEE SUMMARY

	Total for This Period	Total Year-to-date
Total Overdraft Fees *	\$ 00	\$ 00
Total Returned Item Fees	\$34.00	\$34.00

* Total Overdraft Fees includes Insufficient Funds Fees, and Extended Overdraft Fees

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JPMorgan Chase Bank, N.A. Member FDIC



P.O. Box 15284
Wilmington, DE 19850

J-PAD, LLC
16222 MONTEREY LN SPC 376
HUNTINGTON BEACH, CA 92649-2258

Business Advantage
Relationship Rewards

Customer service information

☎ 1.888.BUSINESS (1.888.287.4637)

🌐 bankofamerica.com

✉ Bank of America, N.A.
P.O. Box 25118
Tampa, FL 33622-5118

Your Business Fundamentals Checking Relationship Rewards Platinum

for January 1, 2020 to January 31, 2020

Account number: 3251 3015 1274

J-PAD, LLC

Account summary

Beginning balance on January 1, 2020	\$16,677.24
Deposits and other credits	0.00
Withdrawals and other debits	-15,455.19
Checks	-0.00
Service fees	-0.00
Ending balance on January 31, 2020	\$1,222.05

of deposits/credits: 0

of withdrawals/debits: 30

of items-previous cycle¹: 0

of days in cycle: 31

Average ledger balance: \$13,510.89

¹Includes checks paid, deposited items & other debits



BANK OF AMERICA BUSINESS ADVANTAGE

Dreading the shredding?

Go paperless — you'll have security without the hassle of storing and shredding old statements. View your statements online any time.

You can enroll today by logging in to Online Banking at bankofamerica.com/SmallBusiness and clicking on **Profiles & Settings** (in the upper right, next to Sign Out).

ARWY4MJB | SSM-04-19-0138 B

BATES PAGE - 0217

0153

IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

How to Contact Us - You may call us at the telephone number listed on the front of this statement.

Updating your contact information - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking.

Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

Electronic transfers: In case of errors or questions about your electronic transfers - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will provisionally credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

Reporting other problems - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you and you agree to not make a claim against us, for the problems or unauthorized transactions.

Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Bank of America, N.A. Member FDIC and  Equal Housing Lender

Your checking account



J-PAD, LLC | Account # 3251 3015 1274 | January 1, 2020 to January 31, 2020

Withdrawals and other debits

Date	Description	Amount
01/02/20	Zelle Transfer Conf# 4d1a81880; LISA	-10.00
01/13/20	Zelle Transfer Conf# 9c4a804da; LISA	-100.00
01/27/20	Zelle Transfer Conf# ff8ee3d9b; LISA	-100.00
01/28/20	Customer Withdrawal Image	-7,500.00
01/28/20	Customer Withdrawal Image	-5,000.00
Card account # XXXX XXXX XXXX 5571		
01/02/20	CHECKCARD 1231 PROGRESSIVE LEASING https://progIUT 24055230001400462011683 CKCD 7394 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-326.96
01/02/20	CHECKCARD 1231 JACK IN THE BOX 0285 HUNTINGTON BECA 24692160001100054752599 CKCD 5814 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-9.14
01/03/20	BKOFAMERICA ATM 01/02 #000002810 WITHDRWL HUNTINGTON HARBO HUNTINGTON BE CA	-500.00
01/09/20	CHECKCARD 0108 GEORGES MEXICAN FOOD HUNTINGTON BECA 24801970009200443400322 CKCD 5812 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-15.14
01/10/20	CHECKCARD 0109 SPECTRUM 855-707-7328 CA 24692160009100042243661 CKCD 4899 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-196.50
01/13/20	CHECKCARD 0110 CA SECRETARY OF STATE W 916-6951338 CA 24755420010170109446613 CKCD 9399 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-20.00
01/13/20	CHECKCARD 0110 TST* THE OLIVE PIT - HU HUNTINGTON BECA 24137460010100204752800 CKCD 5812 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-36.20
01/13/20	CHECKCARD 0110 HOT OFF THE GRILL HUNTI HUNTINGTON BECA 24761470012030013996142 CKCD 5814 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-11.31
01/13/20	CHECKCARD 0110 ROMAN'S MEXI-CALI GRILL HUNTINGTON BECA 24687200012030030146657 CKCD 5814 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-14.56
01/13/20	CHECKCARD 0111 STARBUCKS STORE 09289 HUNTINGTON BECA 24692160011100477264816 CKCD 5814 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-4.75
01/14/20	CHECKCARD 0112 H2GO EXPRESS CAR WASH HUNTINGTON BECA 24269790013500597683461 CKCD 7542 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-6.00
01/15/20	CHECKCARD 0113 FEDEX OFFIC10000010074 HUNTINGTON BECA 24164070014069989648997 CKCD 7338 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-0.78
01/16/20	CHECKCARD 0115 WEST JUSTICE CENTER T C WESTMINSTER CA 24755420016130161868660 CKCD 9399 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-26.00
01/16/20	CHECKCARD 0115 EDWARD S HAIR SALON HUNTINGTN BCHCA 24755420016150163733514 CKCD 7230 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-95.75

continued on the next page



Bank of America Business Advantage

Guaranteed next-day or 3-day delivery of direct bank-to-bank transfers

Pay individuals, vendors and suppliers who bank at other financial institutions — right from Online Banking. Just log in and click the **Transfers | Send** tab, then select **Send Money to Someone or a Business**.

Fees apply to wires and certain transfers. See the Online Banking Service Agreement at bankofamerica.com/serviceagreement for details. Data connection required for online and mobile transfers. Wireless carrier fees may apply.

ARFKPB7 | SS4-02-19-0704.B

Withdrawals and other debits - continued

Date	Description	Amount
01/17/20	CHECKCARD 0116 TST* THE OLIVE PIT - HU HUNTINGTON BECA 24137460016100206945349 CKCD 5812 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-27.11
01/17/20	CHECKCARD 0116 Capital One Card Pymt D 800-9557070 VA 24906410016086667146200 CKCD 6012 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-300.00
01/17/20	MACY'S 300 01/17 #000401583 PURCHASE MACY'S 300 WES WESTMINSTER CA	-120.71
01/21/20	CHECKCARD 0118 OC-GOODWILL - MARINA V HUNTINGTON BECA 24000970019039804799972 CKCD 5931 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-33.94
01/21/20	SMART AND FINA 01/18 #000095005 PURCHASE SMART AND FINAL HUNTINGTON B CA	-75.20
01/27/20	CHECKCARD 0124 TST* THE OLIVE PIT - HU HUNTINGTON BECA 24137460024100208218638 CKCD 5812 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-62.80
01/27/20	CHECKCARD 0123 STARBUCKS STORE 09289 HUNTINGTON BECA 24692160024100586913456 CKCD 5814 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-4.75
01/27/20	BKOFAMERICA ATM 01/26 #000007490 WITHDRWL HUNTINGTON HARBO HUNTINGTON BE CA	-700.00
01/27/20	CHECKCARD 0126 CVS/PHARMACY #09373 HUNTINGTON BECA 24137460027001302995062 CKCD 5912 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-122.60
01/28/20	CHECKCARD 0127 LIVING SCRIPTURES INC 801-6272000 UT 24767900027090900134580 CKCD 5973 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-9.99
01/29/20	CHECKCARD 0128 FOUNTAIN VALLEY ADULTS FOUNTAIN VALLCA 24270740028016705847190 CKCD 8011 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-25.00
Subtotal for card account # XXXX XXXX XXXX 5571		-\$2,745.19
Total withdrawals and other debits		-\$15,455.19

Service fees

The Monthly Fee on your Business Fundamentals Checking account was waived for the statement period ending 12/31/19. A check mark below indicates the requirement(s) you have met to qualify for the Monthly Fee waiver on the account.

- ☒ \$250+ in new net purchases on a linked Business debit card
- ☐ \$250+ in new net purchases on a linked Business credit card
- ☒ \$3,000+ minimum daily balance in primary checking account
- ☒ \$5,000+ average monthly balance in primary checking account
- ☒ \$15,000+ combined average monthly balance in linked business accounts
- ☒ enrolled in Business Advantage Relationship Rewards

For information on how to open a new product, link an existing service to your account, or about Business Advantage Relationship Rewards please call 1.888.BUSINESS or visit bankofamerica.com/smallbusiness.

Your checking account



J-PAD, LLC | Account # 3251 3015 1274 | January 1, 2020 to January 31, 2020

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
01/01	16,677.24	01/13	15,432.68	01/21	14,747.19
01/02	16,331.14	01/14	15,426.68	01/27	13,757.04
01/03	15,831.14	01/15	15,425.90	01/28	1,247.05
01/09	15,816.00	01/16	15,304.15	01/29	1,222.05
01/10	15,619.50	01/17	14,856.33		

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4 of 4

EXHIBIT O



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218-2051

July 01, 2020 through July 31, 2020
Account Number: 000000351897860

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-800-242-7338
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-888-622-4273
International Calls: 1-713-292-1679

00030458 DUE 703 141 21420 NNNNNNNNNNN T 1 00000000 54 0000
J-SANDCASTLE CO, LLC
16222 MONTEREY LN
SPC 376
HUNTINGTN BCH CA 92649-2258



CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$9,635.78
Deposits and Additions	1	14,002.53
Checks Paid	3	-305.00
Electronic Withdrawals	2	-475.20
Ending Balance	6	\$22,858.11

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
07/27	Orig CO Name: Fidelity 90296 P Orig ID: 9096918980 Desc Date: CO Entry Desc: Fidelity Sec: PFD Traca#: 091000014338538 Eact: 200727 Ind ID: Ind Name: Jamie Gallian Trn: 2094338538Tc	\$14,002.53
Total Deposits and Additions		\$14,002.53

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
4541 ^		07/06	\$100.00
4543 ^ ^		07/27	55.00
4544 ^		07/27	150.00
Total Checks Paid			\$305.00

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.



July 01, 2020 through July 31, 2020
Account Number: 000000351897880

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/06	Orig CO Name:Kmf Orig ID:9200704262 Desc Date:200704 CO Entry Descr:Kmfusa.Comsec:Tel Trace#:091000015646041 Eed:200706 Ind ID:2014469742 Ind Name:Jamie Gallian Trn: 1885646041To	\$237.60
07/20	Orig CO Name:Kmf Orig ID:9200704262 Desc Date:200717 CO Entry Descr:Kmfusa.Comsec:Tel Trace#:091000015194094 Eed:200720 Ind ID:2014469742 Ind Name:Jamie Gallian Trn: 2025194094To	237.60
Total Electronic Withdrawals		\$475.20

The monthly service fee of \$15.00 was waived this period because you maintained a minimum daily balance of \$1,500.00 or more.

DAILY ENDING BALANCE

DATE	AMOUNT
07/06	\$9,298.18
07/20	9,060.58
07/27	22,858.11

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	5
Deposits / Credits	0
Deposited Items	0
Transaction Total	5
SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00
Service Fee Credit	-\$15.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above 100)	\$0.00
Total Service Fees	\$0.00

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.
For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC



JP Morgan Chase Bank, N.A. Member FDIC

90-7162/322 4541

J-SANDCASTLE CO, LLC
 JAMIE GALLIAN
 Edwards Hair Salon
 5842 Edinger Ave, Ste 110
 Huntington Beach, CA 92649

PAY TO THE ORDER OF Edwards Hair Salon \$ 100.00

CHASE
 JPMorgan Chase Bank, N.A.
 www.Chase.com

MEMO

103222716270 3518978604541

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FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

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Edwards Hair Salon
 5842 Edinger Ave, Ste 110
 Huntington Beach, CA 92649

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90-7162/3222 4544

J-SANDCASTLE CO, LLC
 JAMIE GALLIAN

DATE 7/23/20

PAY TO THE ORDER OF ISURA Mestizo \$ 150.00

[Signature]

CHASE
 JPMorgan Chase Bank, N.A.
 www.Chase.com

MEMO

⑆322271627⑆ 351897860⑆4544

ENDORSE HERE

ISURA Mestizo

☐ CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DATE

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FEDERAL RESERVE BOARD OF GOVERNORS REG. DC

J-SANDCASTLE CO, LLC
JAMIE GALLIAN

90-7182/322 4543

DATE 7/22/20

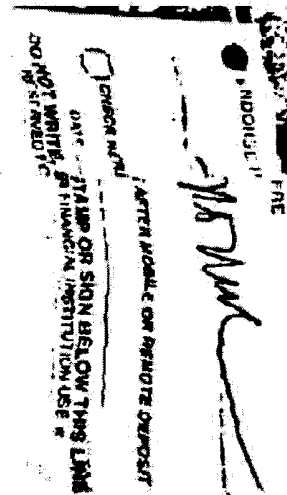
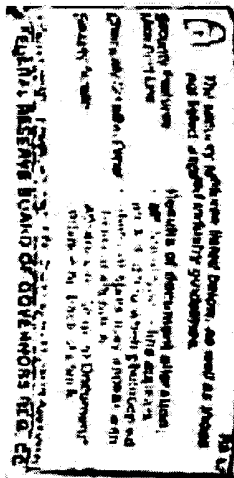
PAY TO THE ORDER OF Dan N Nguyen \$ 35.00

Copy for DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

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United Airlines Flight Attendant 401(k) Plan

Retirement Savings Statement

July 1, 2020 - July 21, 2020

MG 90296

T

ENV#MG000019

JAMIE LYNN GALLIAN
16222 Monterey Lane #376
Huntington Beach, CA 92649

Client Service Number 1-800-245-9034
For questions about this statement call between
8:30 AM and 12:00 AM EST Monday through Friday.
Internet address: www.401k.com

Your Account Summary

Beginning Balance	\$16,375.71
Withdrawals	-17,136.36
Fees/Credits	-8.25
Change in Market Value	768.90
Ending Balance	\$0.00

Additional Information	
Vested Balance	\$0.00

Your Personal Rate of Return

This Period	4.7%
Year to Date	-6.6%

Your Personal Rate of Return is calculated with a time-weighted formula, widely used by financial analysts to calculate investment earnings. It reflects the results of your investment selections as well as any activity in the plan account(s) shown. There are other Personal Rate of Return formulas used that may yield different results. Remember that past performance is no guarantee of future results.

Market Value of Your Account

This section displays the value of your account for the period, in both shares and dollars.

Investment	Shares on 06/30/2020	Shares on 07/21/2020	Price on 06/30/2020	Price on 07/21/2020	Market Value on 06/30/2020	Market Value on 07/21/2020
Stock Investments					\$698.13	\$0.00
UAL Stock Fund	20.171	0.000	\$34.61	\$33.07	698.13	0.00
Blended Fund Investments*					\$15,677.58	\$0.00
Vanguard Target 2050	381.357	0.000	\$41.11	\$43.19	15,677.58	0.00
Account Total					\$16,375.71	\$0.00

Please read this statement carefully. Any error must be reported to Fidelity Investments within 90 days.

United Airlines Flight Attendant
401(k) Plan

Statement Period: 07/01/2020 to 07/21/2020

Market Value of Your Account (continued)

Remember that a dividend payment to fund shareholders reduces the share price of the fund, so a decrease in the share price for the statement period does not necessarily reflect lower fund performance.

*Some of your investments are classified as a Blended Fund Investment. Blended Investments may include a mixture of stocks, bonds and/or short-term assets. Please refer to the "Additional Fund Information" section to determine the allocation of your blended investments' underlying assets.

Please refer to NetBenefits and other Plan information, such as your SPD, for a description of your right to direct investments under the Plan. For information on any plan restrictions or limitations on those rights visit NetBenefits and click on "Plan Information".

To help achieve long-term retirement security, you should give careful consideration to the benefits of a well-balanced and diversified investment portfolio. Spreading your assets among different types of investments can help you achieve a favorable rate of return, while minimizing your overall risk of losing money. This is because market or other economic conditions that cause one category of assets, or one particular security, to perform very well often cause another asset category, or another particular security, to perform poorly. If you invest more than 20% of your retirement savings in any one company or industry, your savings may not be properly diversified. Although diversification is not a guarantee against loss, it is an effective strategy to help you manage investment risk.

In deciding how to invest your retirement savings, you should take into account all of your assets, including any retirement savings outside of the Plan. No single approach is right for everyone because, among other factors, individuals have different financial goals, different time horizons for meeting their goals, and different tolerances for risk. It is also important to periodically review your investment portfolio, your investment objectives, and the investment options under the Plan to help ensure that your retirement savings will meet your retirement goals. Visit the Dept of Labor website www.dol.gov/agencies/ebsa/laws-and-regulations/laws/pension-protection-act/investing-and-diversification for information on individual investing and diversification.

Please check your account information frequently and promptly review correspondence, account statements, and confirmations as they are made available to you. Contact Fidelity immediately if you see or suspect unauthorized activity, errors, discrepancies, or if you have not received your account documents or information.

Some of the administrative services performed for the Plan were underwritten from the total operating expenses of the Plan's investment options.

Your Contribution Elections as of 04/25/2022

Your current election(s) for your employee contributions are displayed below. Log on to NetBenefits or call 800-245-9034 for all elections.

<i>Investment</i>	<i>Pre-Tax Contrib</i>	<i>Roth 401(k) Contrib</i>	<i>Post-Tax Contrib</i>	<i>CMI Fixed ER Contrib</i>
Vanguard Target 2050	100%	100%	100%	100%
Total	100%	100%	100%	100%

<i>Contributions</i>	<i>Pre-Tax Contrib</i>	<i>Employer Match (FA)</i>	<i>Employer Direct (FA)</i>
Year To Date	\$658.18	\$60.69	\$101.15
Vested Percent	100.00	100.00	100.00

Your Account Activity

Use this section as a summary of transactions that occurred in your account during the statement period.

<i>Activity</i>	<i>UAL Stock Fund</i>	<i>Vanguard Target 2050</i>	<i>Total</i>
Beginning Balance	\$698.13	\$15,677.58	\$16,375.71
Withdrawals	-673.81	-16,462.55	-17,136.36
Terminated Maintenance	0.00	-8.25	-8.25
Change in Market Value	-24.32	793.22	768.90
Ending Balance	\$0.00	\$0.00	\$0.00

United Airlines Flight Attendant
401(k) Plan

Statement Period: 07/01/2020 to 07/21/2020

Commission Information

This section provides an estimate of the commissions you have paid during the statement period on stock trade(s) held in your account.

Activity	Exchanges	Withdrawals	Contributions	Total
UAL Stock Fund	N/A	-0.58	0.00	-0.58
Total Estimated Commissions	\$0.00	-0.58	\$0.00	-0.58

UAL Stock Fund exchange commissions, if any, are detailed in your activity section(s) above and not reflected here. All other commissions for UAL Stock Fund are factored into the price per share when the transaction is processed. Commissions noted for withdrawals and contributions shown above are estimates calculated by multiplying the number of shares involved in the transaction by the applicable commission rate. Please note, estimated commissions are not reflected in your account activity section(s) above.

Applicable commission rate(s) are available by accessing your account online. Estimated stock commissions listed above may be overstated due to non-market transactions.

A Message From United Airlines

401(k) contribution limits for 2022: The IRS pretax/Roth 401(k) contribution limit will be increased in 2022 to \$20,500. If you are age 50 or older in 2022, you can contribute an additional \$6,500. For more information or to update your contribution rate, please log on to netbenefits.com or call the Fidelity Service Center for United Employees at 800-245-9034.

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Your Transaction Detail

This section will provide you with detailed day to day activity in your account during the statement period.

Trade Date	Transaction Type	Source	Shares	Price	Transaction Amount
UAL Stock Fund					
07/21/2020	Withdrawal	Pre-Tax Contrib	-9.174	\$33.4046	-306.45
07/21/2020	Realized G/L	Pre-Tax Contrib			\$37.81
07/21/2020	Withdrawal	Employer Match (FA)	-2.537	\$33.4046	-84.75
07/21/2020	Realized G/L	Employer Match (FA)			\$9.87
07/21/2020	Withdrawal	Prior Employer Contrib	-6.769	\$33.4046	-226.12
07/21/2020	Realized G/L	Prior Employer Contrib			-13.72
07/21/2020	Withdrawal	Employer Direct (FA)	-1.691	\$33.4046	-56.49
07/21/2020	Realized G/L	Employer Direct (FA)	0.000	\$33.4046	\$6.51
Vanguard Target 2050					
07/21/2020	Terminated Maintenan	Pre-Tax Contrib	-0.124	\$43.19	-5.35
07/21/2020	Realized G/L	Pre-Tax Contrib			\$0.55
07/21/2020	Withdrawal	Pre-Tax Contrib	-247.113	\$43.19	-10,672.81
07/21/2020	Realized G/L	Pre-Tax Contrib			\$1,097.48
07/21/2020	Terminated Maintenan	Employer Match (FA)	-0.030	\$43.19	-1.31
07/21/2020	Realized G/L	Employer Match (FA)			\$0.15
07/21/2020	Withdrawal	Employer Match (FA)	-60.402	\$43.19	-2,608.76
07/21/2020	Realized G/L	Employer Match (FA)			\$261.42
07/21/2020	Terminated Maintenan	Prior Employer Contrib	-0.011	\$43.19	-0.48
07/21/2020	Realized G/L	Prior Employer Contrib			\$0.08
07/21/2020	Withdrawal	Prior Employer Contrib	-22.289	\$43.19	-962.66
07/21/2020	Realized G/L	Prior Employer Contrib			\$147.89
07/21/2020	Terminated Maintenan	Employer Direct (FA)	-0.026	\$43.19	-1.11
07/21/2020	Realized G/L	Employer Direct (FA)			\$0.14
07/21/2020	Withdrawal	Employer Direct (FA)	-51.362	\$43.19	-2,218.32
07/21/2020	Realized G/L	Employer Direct (FA)			\$291.74

United Airlines Flight Attendant
401(k) Plan

Statement Period: 07/01/2020 to 07/21/2020

Your Account Information

If the information below is incorrect, please contact Fidelity Investments.

General Information

Participant Status	Terminated	Division	FA
Termination	03/15/2020		

Deferrals

Pre-Tax Contribution	0%	Post-Tax Contribution	0%
Roth Contributions	0%		

A Message from Fidelity Investments

To access performance information on the investment options available in your Plan - log onto www.netbenefits.com or call your plan's toll-free number.

Before investing in any mutual fund please carefully consider the investment objectives, risks, charges and expenses. For this and other information, call or write Fidelity for a free prospectus. Read it carefully before you invest.

Fidelity Brokerage Services LLC, Member NYSE, SIPC, 900 Salem Street, Smithfield, Rhode Island 02917.

459279

Fund Performance

You can use this section to keep track of the historical performance of the funds in which you're invested.

For a mutual fund, the expense ratio is the total annual fund or class operating expenses (before waivers or reimbursements) paid by the fund and stated as a percent of the fund's total net assets. Where the investment option is not a mutual fund, the figure displayed in the expense ratio field is intended to reflect similar information. However, it may have been calculated using methodologies that differ from those used for mutual funds. Mutual fund data has been drawn from the most recent prospectus. For non-mutual fund investment options, the information has been provided by the trustee or plan sponsor. When no ratio is shown for these options it is due to the fact that none was available. Nevertheless, there may be fees and expenses associated with the investment option.

Please note that for the non Fidelity fund of funds listed, the Expense Ratio shown may solely reflect the total operating expense ratio of the fund, or may be a combined ratio reflecting both the total operating expense ratio of the fund and the total operating expense ratios of the underlying funds in which it was invested. Please consult the fund's prospectus for more detail on a particular fund's expense ratio.

Fund Performance

You can use this section to keep track of the historical performance of the funds in which you're invested.

As you review this update, please remember that performance data stated represents past performance which does not guarantee future results. Investment return and principal value of an investment will fluctuate; therefore, you may have a gain or loss when you sell your units. Current performance may be higher or lower than performance stated. To learn more or to obtain the most recent month-end performance information, contact Fidelity using the information listed on the first page of this statement (your plan's toll free number and/or website).

Your holding period may differ from the time periods shown below.

Keep in mind that investing involves risk. The value of your investment may fluctuate over time and you may gain or lose money.

Average Annual Total Return as of 06/30/2020

Investment	Inception Date	1 Year	5 Years	10 Years	Life To Date	Gross Exp Ratio
UAL Stock Fund	01/26/2006	-60.47	-8.17	5.35	-1.03	N/A
Vanguard Target 2050	06/30/2015	3.11	6.89	N/A	6.89	N/A

Indices	1 Year	5 Years	10 Years	Gross Exp Ratio
BC Gov't Credit Bond Index	10.02	4.74	4.13	N/A
Dow Jones Index	-0.54	10.62	12.99	N/A
MSCI EAFE Index	-4.95	2.26	5.90	N/A
S&P 500 Index	7.51	10.73	13.99	N/A

United Airlines Flight Attendant
401(k) Plan

Statement Period: 07/01/2020 to 07/21/2020

Fund Performance (continued)

Total returns are historical and include the change in share value and reinvestment of dividends and capital gain distributions, if any. Cumulative returns are reported as of the periods shown. Life of fund figures are from commencement date to the period shown. Due to regulatory requirements the average annual total returns are reported as of the most recent calendar quarter for the periods shown and are calculated using a standard formula. The figures do not include the effect of sales charges, if any, as these charges are waived for contributions made through your company's employee benefit plan. If sales charges were included, returns would have been lower. Each fund's share price (except money market funds), yield, and return will vary, and you may have a gain or loss when you sell your shares. For funds no longer offered through your plan, short-term trading fees will not apply to your account.

* The Barclay's Gov't Credit Bond Index (Gov't Credit) is an unmanaged total return index comprised of certain public obligations of the U.S. Treasury, U.S. government agencies, quasi-federal agencies, corporate debt guaranteed by the U.S. government and public fixed rate, and non-convertible investment-grade domestic corporate debt. Issues included in this index have at least one year to maturity.

* The Dow Jones Industrial Average (Dow Jones) is an unmanaged index of common stocks of the 30 major industrial companies and assumes reinvestment of dividends.

* The MSCI EAFE Index (Morgan Stanley Capital International Europe, Australasia, and Far East, Index) is an unmanaged index and includes the reinvestment of dividends. It is designed to represent the performance of developed stock markets outside the United States and Canada. The MSCI EAFE Index is a registered service mark of Morgan Stanley and has been licensed for use by FMR Corp.

*The S&P 500 Index is a registered service mark of the McGraw-Hill Companies, Inc., and has been licensed for use by Fidelity Distributors Corporation and its affiliates. It is a widely recognized, unmanaged index of 500 U.S. common stocks.

Fidelity Brokerage Services LLC, Member NYSE, SIPC, 900 Salem Street, Smithfield, RI 02917.

For a mutual fund, the expense ratio is the total annual fund or class operating expenses (before waivers or reimbursements) paid by the fund and stated as a percent of the fund's total net assets. Where the investment option is not a mutual fund, the figure displayed in the expense ratio field is intended to reflect similar information. However, it may have been calculated using methodologies that differ from those used for mutual funds. Mutual fund data has been drawn from the most recent prospectus. For non-mutual fund investment options, the information has been provided by the trustee or plan sponsor. When no ratio is shown for these options it is due to the fact that none was available. Nevertheless, there may be fees and expenses associated with the investment option.

Please note that for the non Fidelity fund of funds listed, the Expense Ratio shown may solely reflect the total operating expense ratio of the fund, or may be a combined ratio reflecting both the total operating expense ratio of the fund and the total operating expense ratios of the underlying funds in which it was invested. Please consult the fund's prospectus for more detail on a particular fund's expense ratio.

United Airlines Flight Attendant
401(k) Plan

Statement Period: 07/01/2020 to 07/21/2020

Your Statement Glossary

Average Annual Total Return

This is the hypothetical rate of return that, if the investment option achieved it over a year's time, would produce the same cumulative total return if the investment option performed consistently over the entire period. A total return is expressed in a percentage and tells you how much the investment has earned or lost over time, assuming that all dividends and capital gains are reinvested.

Change in Market Value

The change in value reflects the fluctuations in the price per share of the investment option because of changes in their underlying investments (stocks, bonds or short term investments). In the Account Summary section of your statement, this number is the total of all changes in all of your investments due to these types of fluctuations.

Dividends

In the investment options of your plan, including mutual funds and company stock (if applicable), dividends are money paid to shareholders that comes from the investment income that the fund has earned. Depending on the rules of your plan, dividends on company stock may be reinvested into your retirement account or paid to you in cash.

Market Value

Market Value is the dollar value of the investments in your account. You can calculate your market value by using the following formula:
Market Value = Number of shares or units in your account x Price per share or unit of the fund.

Shares

Shares are your units of ownership of investments in your account.

Share Price

The value of one share of each investment in your account is called share price. It is determined by taking the total value of the whole investment option on a given day and dividing it by the number of shares outstanding.

Units

Your interest in your company stock fund is expressed in units not shares. The value of each unit is determined by dividing the market value of assets held by the fund, including shares and the short term investments, by the number of units outstanding. Unitization is a method that combines common stock with short term investments. The short term investment portion of the fund enables stock fund trading every business day, similar to mutual funds, rather than the typical three day settlement period which occurs when stock is traded on the open market. Unitization does not affect the initial market value of your ownership in company stock, only the manner in which it is expressed.

Vesting

Vesting refers to your level of ownership in company contributions and any associated earnings. When the company contributes money to your account, it resides in your account, under your name. This money becomes fully yours once you have satisfied the vesting requirements of your plan. You are always entitled to 100% of your contributions and any associated earnings.

Some special information about other sections that may appear in your account statement.

Asset Allocation

Investments can be divided into three major asset classes: Stocks, Bonds, and Short Term Investments. These asset classes represent the different types of underlying securities that may be held in the investment options you own. Please note that you may be invested in a blended fund where the fund holdings are invested in more than one asset class.

Stocks

Stocks can add a growth component to your portfolio. They represent ownership or equity in a company. Stocks have the potential to outperform other types of investments over the long term. However, stocks tend to have wider price fluctuations over short periods of time than other securities.

Bonds

Bonds can add an income portion to your portfolio. They represent a loan to a corporation or Government Agency, and provide the opportunity for higher current income than short-term investments. Unlike short-term investments and stable value investments, bond prices fluctuate with changes in interest rates.

Short Term

Short Term investments can add stability to your portfolio. They provide current income and seek to preserve the value of your investment. They also tend to provide the lowest returns over the long term. Examples of these investments include certificates of deposit (CDs), Treasury Bills and Money Market Instruments.

Market Indices

A market index can measure the general trends in the performance of particular market segments. You can use the appropriate market index to compare the performance (Average Annual Return) of the options in which you're invested.

Standard and Poor's 500

The S&P 500 incorporates a broad base of 500 stocks, including industrial, utility, and financial companies. Some of its stocks have a greater influence on the direction of the market. The S&P 500 calculation takes this into account by giving greater weight to these stocks. The companies that make up the S&P 500 are traded on the New York and American Stock Exchanges, as well as the Over-The-Counter Exchange.

Barclays Aggregate Bond Index

This measures the total return of over 6,000 high-quality bond issues, including government, corporate, and mortgage sectors. Bonds in this price-weighted index have an average maturity of 10 years.

Morgan Stanley EAFE Index

The MSCI EAFE Index (Morgan Stanley Capital International Europe, Australasia, and Far East, Index) is an unmanaged index and includes the reinvestment of dividends. It is designed to represent the performance of developed stock markets outside the United States and Canada. The MSCI EAFE Index is a registered service mark of Morgan Stanley and has been licensed for use by FMR Corp.

Payment information for Jamie Lynn Gallian

Plan: 90296: United Airlines Flight Attendant 401(k) Plan

Payment Number	Date	Status Date	Status	Gross Amount	Net Amount
<input checked="" type="checkbox"/> 02808548549	07/23/2020	07/24/2020	C	\$17,136.36	\$14,002.53
Pay to the order of: Address:		JAMIE GALLIAN JPMORGAN CHASE 10430 HIGHLAND MANOR DRIVE TAMPA, FL 33610-0000		CPCS: Dist. Type: Form: Metered Date: Status: Tax: Payment Type: Rtn/Transit: Account: Type:	S: Lump Sum EWC1 C: Cleared Y:2020 E: EFT/ACH 322271627 Checking
<input checked="" type="checkbox"/> 02802524049	06/15/2018	06/16/2018	C	\$27,000.00	\$24,030.00
Pay to the order of: Address:		JAMIE L. GALLIAN BANK OF AMERICA, N.A. 8001 VILLA PARK DRIVE HENRICO, VA 23228-0000		CPCS: Dist. Type: Form: Metered Date: Status: Tax: Payment Type: Rtn/Transit: Account: Type:	W: Withdrawal EWC1 C: Cleared Y:2018 E: EFT/ACH 121000358 Checking

Department of the Treasury - Internal Revenue Service☐ CORRECTED (if checked)Department of the Treasury - Internal Revenue Service☐ CORRECTED (if checked)Department of the Treasury - Internal Revenue Service

EXHIBIT P



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218 - 2051

January 01, 2021 through January 29, 2021
Account Number: **000000351897860**

CUSTOMER SERVICE INFORMATION

Web site: **Chase.com**
Service Center: **1-800-242-7338**
Deaf and Hard of Hearing: **1-800-242-7383**
Para Espanol: **1-888-622-4273**
International Calls: **1-713-262-1679**

00027642 DRE 703 141 03021 NNNNNNNNNN T 1 000000000 64 0000
J-SANDCASTLE CO, LLC
16222 MONTEREY LN
SPC 376
HUNTINGTN BCH CA 92649



CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$16,618.38
Checks Paid	2	-2,610.00
Electronic Withdrawals	5	-1,401.70
Ending Balance	7	\$12,606.68

CHECKS PAID

CHECK NO.	DESCRIPTION	DATE PAID	AMOUNT
4507 ^		01/20	\$110.00
4587 * ^		01/28	2,500.00
Total Checks Paid			\$2,610.00

If you see a description in the Checks Paid section, it means that we received only electronic information about the check, not the original or an image of the check. As a result, we're not able to return the check to you or show you an image.

* All of your recent checks may not be on this statement, either because they haven't cleared yet or they were listed on one of your previous statements.

^ An image of this check may be available for you to view on Chase.com.



January 01, 2021 through January 29, 2021
Account Number: 000000351897860

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
01/07	Orig CO Name:Kmf Orig ID:9200704262 Desc Date:210106 CO Entry Descr:Kmfusa.Comsec:Tel Trace#:091000013450043 Eed:210107 Ind ID:2014469742 Ind Name:Jamie Gallian Trn: 0073450043Tc	\$238.00
01/13	Orig CO Name:Verizon Wireless Orig ID:4223344794 Desc Date:210113 CO Entry Descr:Payments Sec:PPD Trace#:021000026021285 Eed:210113 Ind ID: Ind Name:0000000066064231600001 Trn: 0136021285Tc	60.16
01/15	Orig CO Name:Capital One Orig ID:9279744991 Desc Date:210114 CO Entry Descr:Online Pmtsec:Web Trace#:051405515153229 Eed:210115 Ind ID:3F6Ve4Tbf8Fio6B Ind Name:Jamie L Gallian Trn: 0155153229Tc	741.93
01/19	Orig CO Name:Capital One Orig ID:9279744991 Desc Date:210118 CO Entry Descr:Online Pmtsec:Web Trace#:051405516419606 Eed:210119 Ind ID:3F7Q8Q5Ppcnd9Sz Ind Name:Jamie L Gallian Trn: 0196419606Tc	48.49
01/20	Orig CO Name:Home Depot Orig ID:Cititcp Desc Date:210119 CO Entry Descr:Online Pmtsec:Web Trace#:091409688099792 Eed:210120 Ind ID:140331518843854 Ind Name:Jamie L Gallian Trn: 0208099792Tc	313.12
Total Electronic Withdrawals		\$1,401.70

The monthly service fee of \$15.00 was waived this period because you maintained a minimum daily balance of \$1,500.00 or more.

DAILY ENDING BALANCE

DATE	AMOUNT
01/07	\$16,380.38
01/13	16,320.22
01/15	15,578.29
01/19	15,529.80
01/20	15,106.68
01/28	12,606.68

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	7
Deposits / Credits	0
Deposited Items	0
Transaction Total	7
SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00
Service Fee Credit	-\$15.00
Net Service Fee	\$0.00
Excessive Transaction Fees (Above 100)	\$0.00
Total Service Fees	\$0.00



January 01, 2021 through January 29, 2021
Account Number: 000000351897860

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt. For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error

• A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC



JPMorgan Chase Bank, N.A. Member FDIC



January 01, 2021 through January 29, 2021
Account Number: 000000351897860

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Page 4 of 4

90-7162/3222 4507

J-SANDCASTLE CO, LLC
JAMIE GALLIAN

DATE 1/13/2021

PAY TO THE ORDER OF Jama Justice \$ 110.00

Jama Justice DOLLARS

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

3222716271 35189786014507

ENDORSE HERE

Jama Justice

☐ CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DATE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

The security features listed below, as well as those not listed, are used industry guidelines.

Security Features:

- Results of document alteration: No Small type in line appears
- Microprint: No Small type in line appears
- Color: No Small type in line appears
- Size of spots: No Small type in line appears
- Chemical alteration: No Small type in line appears
- Adhesive of Original Document: No Small type in line appears
- Webpage on back of check: No Small type in line appears

Security Screen

1. Federal Reserve Board of Governors REG. C

90-7182/3222 4587

J-SANDCASTLE CO, LLC
 JAMIE GALLIAN

DATE 1/28/2021

PAY TO THE ORDER OF Bail Bonds Direct \$ 2500.00

Two thousand five hundred DOLLARS

CHASE
 JP Morgan Chase Bank, N.A.
 www.Chase.com

MEMO

James P. Collins

1:3222716271: 35189786014587

The security features listed below, as well as those not listed, exceed industry guidelines.

Security Features:

- Microprint
- Chemical, Genuine Paper
- Security Station

Results of document alteration:

- No small type at top of page
- No small type at bottom of page
- No small type at top of page
- No small type at bottom of page
- No small type at top of page
- No small type at bottom of page

AL RESERVE BOARD OF GOVERNORS REG. CO

ENDORSE HERE

PAY TO THE ORDER OF
 BANK OF AMERICA
 ORANGE, CA 92665-2438

☐ CHECK FOR DEPOSIT ONLY / NO DEPOSIT

☐ BAIL BONDS DIRECT


328082237330

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
 RESERVED FOR FINANCIAL INSTITUTION USE *

EXHIBIT Q

341

CR-111/JV-791

ATTORNEY OR PERSON WITHOUT ATTORNEY (Name, State Bar number, and address): <input checked="" type="checkbox"/> Recording requested by and return to: Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649 TELEPHONE NO.: 213-247-6030 FAX NO. (Optional): E-MAIL ADDRESS (Optional): j9_jasso@yahoo.com <input type="checkbox"/> ATTORNEY FOR: <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD		Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder  101.00 * \$ R 0 0 1 2 8 5 8 6 8 1 \$ * 2021000348287 11:32 am 05/27/21 340 414A A03 3 0.00 0.00 0.00 0.00 6.00 10.00 0.000.0075.00 3.00	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Orange STREET ADDRESS: 8141 13th Street MAILING ADDRESS: CITY AND ZIP CODE: Westminster, CA, 92683 BRANCH NAME: West Justice Center CASE NAME: People of the State of California v. Galian ABSTRACT OF JUDGMENT—RESTITUTION <input type="checkbox"/> Amended		FOR RECORDER'S USE ONLY CASE NUMBER: 18WM05278 FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE MAY 26 2021 DAVID H. YAMASAKI, Clerk of the Court BY: <u>T. TRAN</u> , DEPUTY	

IT
3P
IC
FF
SB

1. The ☒ judgment creditor ☐ assignee of record ☐ other (specify):

Janine Jasso

applies for an abstract of judgment and represents the following:

- a. Judgment debtor's

Name and last known address

Jamie Galian
16222 Monterey Lane, Space 376
Huntington Beach, CA, 92649

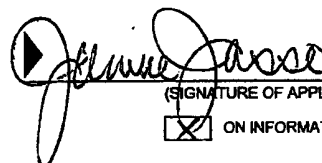
- b. ☒ Driver's license no. [last 4 digits] and state: 0742 /CA
c. ☒ Social security no. [last 4 digits]: 3936
d. ☒ Date of birth: 11-16-1962

☐ Unknown
☐ Unknown
☐ Unknown

Date: 05/26/2021

Janine Jasso

(TYPE OR PRINT NAME)


(SIGNATURE OF APPLICANT OR ATTORNEY)
☒ ON INFORMATION AND BELIEF

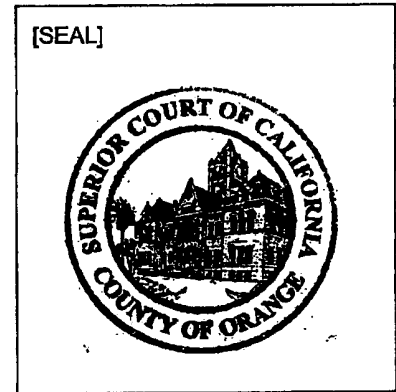
Page 1 of 2

CR-111/JV-791

CASE NAME: People of the State of California v. Jamie Gallian	CASE NUMBER: 18WM05278
--	----------------------------------

CERTIFICATION

2. I certify that the following is a true and correct judgment entered in this action.
3. Judgment creditor (*name*): Janine Jasso
☒ whose address or whose attorney's address appears on this form above the court's name.
4. Judgment debtor (*full name as it appears in judgment*): Jamie Gallian
5. Judgment entered on (*date*): 12/12/2019
6. Total amount of judgment as entered or last renewed: \$ 13,229.24
7. ☐ A stay of enforcement was ordered on: _____ and is effective until: _____
☒ A stay of enforcement was not ordered.



This abstract of judgment was issued on (*date*): **MAY 26 2021**

Clerk, by

, Deputy

T. TRAN

SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF ORANGE
WEST JUSTICE CENTER
8141 13th Street, Westminster, CA 92683

NOTICE TO DEFENDANT

Defendant Name: **Gallian, Jamie Lynn**

Case No: **18WM05278**

Address: 16222 MONTEREY Lane 376,
Huntington Beach, CA 92649 USA.

Date Sentenced: 12/12/19

AKAs: Barclay, Jamie Lynn ; Gallian, Jamie ; Gallian, Jamie Lynn ;
Gallian-Pierpoint, Jamie ; Peters, Jamie Lynn ; Pierpont, Jamie ;
Stone, Jamie Lynn

Date of Order: 05/03/21 Judicial Officer: Haskins, Kevin

Dept: W18

OC Pay #: 9466479

Balance Due \$13,229.24

Charging Doc: Original Complaint

CNT OL CHARGE

1 M 166(a)(4) PC

CNT OL CHARGE

2 M 166(a)(4) PC

Hearing held on 05/03/2021 at 09:00 AM in Department W18 for Chambers Work

The Court has reviewed correspondence and rules as follows:

Request for copy of defendant's statement of assets is denied.

Case Processing directed to send notice by letter.

Notice to defendant issued.

You can obtain additional case information through the court's Public Access Website at
www.occourts.org

I hereby certify the foregoing instrument consisting of 1 page(s)
is a true and correct copy of the original on file in this court.



ATTEST: (DATE)

MAY 26 2021

DAVID H. YAMASAKI, EXECUTIVE OFFICER AND CLERK OF THE
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

BY

Patty Conde DEPUTY

PATTY CONDE

Certified Copy of document Number 2021000348287

THIS IS A CERTIFIED COPY OF THE
RECORD IF IT BEARS THE SEAL, AND
SIGNATURE OF THE ORANGE
COUNTY CLERK-RECORDER.
DATE: 06/01/2021
CERTIFICATION FEE: 4.00

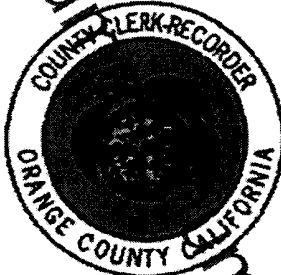
 COUNTY CLERK-RECORDER
Juhyh Nguyen
ORANGE COUNTY
STATE OF CALIFORNIA

EXHIBIT R



INVESTMENT REPORT
July 1, 2021 - September 30, 2021

Fidelity Rollover IRA JAMIE LYNN GALLIAN - ROLLOVER IRA -
FIDELITY MANAGEMENT TRUST CO - CUSTODIAN
► Account Number: 169-638064

Envelope # BLLGKWBBMLWX

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPC 376
HUNTINGTN BCH CA 92649-2258

Your Account Value: \$7,252.21

Change from Last Period: ▲ \$0.18

	This Period	Year-to-Date
Beginning Account Value	\$7,252.03	\$7,251.67
Change in Investment Value *	0.18	0.54
Ending Account Value **	\$7,252.21	\$7,252.21
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$7,252.21	

* Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.

** Excludes unpriced securities.

Contact Information

Online	Fidelity.com
FAST SM -Automated Telephone	(800) 544-5555
Customer Service	(800) 544-6666

The 2021 Fidelity Investments and Fidelity Funds Privacy Notice is available at [Fidelity.com/privacy](https://www.fidelity.com/privacy).

Brokerage services provided by Fidelity Brokerage Services LLC (FBS), Member NYSE, SIPC (800) 544-6666. Brokerage accounts carried by National Financial Services LLC (NFS), Member NYSE, SIPC.



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1 of 1



INVESTMENT REPORT
July 1, 2021 - September 30, 2021

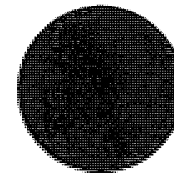
Account Summary

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

Account Value: **\$7,252.21** Account Holdings

Change in Account Value **▲ \$0.18**

	This Period	Year-to-Date
Beginning Account Value	\$7,252.03	\$7,251.67
Change in Investment Value *	0.18	0.54
Ending Account Value	\$7,252.21	\$7,252.21
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$7,252.21	



100% Core Account (\$7,252)

Total Account Trades Oct 2020 - Sep 2021: 0

* Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.

Core Account and Credit Balance Cash Flow

Core Account: FIDELITY GOVERNMENT MONEY MARKET

	This Period	Year-to-Date
Beginning Balance	\$7,252.03	\$7,251.67
Investment Activity		
Dividends, Interest & Other Income ^D	0.18	0.54
Total Investment Activity	\$0.18	\$0.54
Ending Balance	\$7,252.21	\$7,252.21

^D Includes dividend reinvestments.

Top Holdings

Description	Value	Percent of Account
Fidelity Government Money Market	\$7,252	100%
Total	\$7,252	100%

Please note that, due to rounding, percentages may not add to 100%.

Income Summary

	This Period	Year-to-Date
Tax-deferred	\$0.18	\$0.54
Total	\$0.18	\$0.54



INVESTMENT REPORT
July 1, 2021 - September 30, 2021

Holdings

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

Core Account

Description	Beginning Market Value Jul 1, 2021	Quantity Sep 30, 2021	Price Per Unit Sep 30, 2021	Ending Market Value Sep 30, 2021	EAI (\$) / EY (%)
FIDELITY GOVERNMENT MONEY MARKET (SPAXX)	\$7,252.03	7,252.210	\$1.0000	\$7,252.21	\$0.73 0.010%
- 7-day yield: 0.01%					
Total Core Account (100% of account holdings)	\$7,252.03			\$7,252.21	\$0.73
Total Holdings				\$7,252.21	\$0.73

EAI **Estimated Annual Income (EAI) & Estimated Yield (EY)**- EAI is an estimate of annual income for a specific security position over the next rolling 12 months. EAI may be negative on short & EY positions. EY is calculated by dividing the current EAI for a security position by its statement closing date market value. EAI and EY are estimates only and may include return of principal and/or capital gains, which would render them overstated. Actual income and yield might be lower or higher than the estimated amounts. For calculation details, refer to the "Additional Information and Endnotes" section.

Activity

Dividends, Interest & Other Income

(Includes dividend reinvestment)

Settlement Date	Security Name	Symbol/ CUSIP	Description	Quantity	Price	Amount
07/30	FIDELITY GOVERNMENT MONEY MARKET	31617H102	Dividend Received	-	-	\$0.06
08/31	FIDELITY GOVERNMENT MONEY MARKET	31617H102	Dividend Received	-	-	0.06
09/30	FIDELITY GOVERNMENT MONEY MARKET	31617H102	Dividend Received	-	-	0.06
Total Dividends, Interest & Other Income						\$0.18



INVESTMENT REPORT
July 1, 2021 - September 30, 2021

Activity

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

Core Fund Activity

For more information about the operation of your core account, please refer to your Customer Agreement.

Settlement Account							
Date	Type	Transaction	Description	Quantity	Price	Amount	Balance
07/30	CASH	Reinvestment	FIDELITY GOVERNMENT MONEY MARKET REINVEST @ \$1.000	0.060	\$1.0000	\$0.06	\$7,252.09
08/31	CASH	Reinvestment	FIDELITY GOVERNMENT MONEY MARKET REINVEST @ \$1.000	0.060	1.0000	0.06	7,252.15
09/30	CASH	Reinvestment	FIDELITY GOVERNMENT MONEY MARKET REINVEST @ \$1.000	0.060	1.0000	0.06	7,252.21
Total Core Fund Activity						\$0.18	

Additional Information and Endnotes

► As a result of Securities and Exchange Commission (SEC) regulatory changes that went into effect on September 28, 2021, any orders to sell "over-the-counter" (OTC) securities classified as "Pink-No Information," "Grey Market," "Caveat Emptor," and "Expert Market" will be treated as "Grey Market" securities when sent for execution and will not be displayed, which could impact the quality of your execution. There may be difficulty or delays in processing orders to sell or close your position, and your order could execute at a price that differs significantly from the last price provided when you place your order. In addition, you may notice that pricing is no longer provided on the security, which may impact the market value of that security in your account. See our Trading FAQs at <https://www.fidelity.com/trading/faqs-placing-orders> for more information.

► Order Flow Practices: As the introducing broker for your account, FBS routes your orders to our clearing firm affiliate, National Financial Services ("NFS"). In deciding where to send orders received for execution, NFS looks at a number of factors, such as size of the order, trading characteristics of the security, favorable execution prices (including the opportunity for price improvement), access to reliable market data, availability of efficient automated transaction processing, and execution cost. Some market centers or broker-dealers may execute orders at prices superior to the publicly quoted market. NFS's order routing policies are designed to result in transaction processing that is favorable to its customers. Where a customer directs the market center to which an order is routed, FBS or NFS will route the order to such market center in accordance with the customer's instructions without regard to its general order-routing practices.

FBS and/or NFS receives remuneration, compensation, or other consideration for directing customer orders to certain market centers. Such consideration may take the form of financial credits, monetary payments, rebates, volume discounts, or reciprocal business. The details of any credit, payment, rebate, or other form of compensation received in connection with the routing of a particular order will be provided on your request. Unless your account is managed on a discretionary basis by Strategic Advisers LLC, an affiliate of NFS, NFS may execute certain transactions as principal. In addition, from time to time, Fidelity may provide aggregated trade execution data to customers and prospective customers.



INVESTMENT REPORT
July 1, 2021 - September 30, 2021

Additional Information and Endnotes

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

Order Routing Disclosure Quarterly reports: Quarterly information regarding the routing of orders by NFS in listed equity securities and listed options is available online at Fidelity.com. The reports are formatted in accordance with Securities and Exchange Commission requirements. Investor Inquiry: You can request your specific order routing and execution information for the preceding six months. This information will include the identity of the marketplace where your orders were routed for execution, whether the orders were directed or non-directed, and, if executed, the time of the execution. You may contact Fidelity for additional details on the information that is available.

BrokerCheck(R) by FINRA: As part of the Financial Industry Regulatory Authority (FINRA) BrokerCheck program, you have access to the BrokerCheck hotline at 800-289-9999 and FINRA website at www.finra.org. You can call or email your inquiries and request a brochure that includes information detailing the BrokerCheck program.

Municipal Securities Rulemaking Board Investor Brochure: Fidelity Brokerage Services LLC is registered with the U.S. Securities and Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB). An investor brochure may be obtained at MSRB.org that describes the protections that may be provided by the MSRB and how to file a complaint with an appropriate regulatory authority.

- Important Notice about updates to Fidelity's Disclosures. Effective September 30, 2021, the Fidelity Brokerage Services LLC Products, Services, and Conflicts of Interest disclosure document is updated to include important information about investment advice we provide to your Retirement Account(s). The "Retirement and Other Tax-Advantaged Accounts" section of the document is updated in its entirety to read as follows: Retirement and Other Tax-Advantaged Accounts. We offer a variety of retirement and other tax-advantaged accounts (including IRAs, workplace savings plan accounts, Health Savings Accounts ("HSAs"), and other similar accounts, collectively "Retirement Accounts"). We have a best interest obligation when we provide a recommendation as part of our brokerage services to your Retirement Account.

When we provide investment advice to you regarding your Retirement Account within the meaning of Title I of the Employee Retirement Income Security Act (ERISA) and/or the Internal Revenue Code (IRC), as applicable, we are a fiduciary within the meaning of these laws governing retirement accounts. The way we make money creates some conflicts with your interests, so when we provide such investment advice, we operate under special rules that require us to act in your best interest and not put our interest ahead of yours. Under these special rules, we must: meet a professional standard of care when making investment recommendations (give prudent advice); never put our financial interests ahead of yours when making recommendations (give loyal advice); avoid misleading statements about conflicts of interest, fees, and investments; follow policies and procedures designed to ensure that we give advice that is in your best interest; charge no more than is reasonable for our services; and give you basic information about conflicts of interest.

The above fiduciary acknowledgement applies solely with respect to the following types of recommendations (each a "Covered Recommendation"): Transfer and Account Recommendations. From time to time, we may recommend that you transfer or roll over assets from a Workplace Savings Plan to a brokerage or advisory IRA (or another Workplace Savings Plan). We may also recommend that you transfer assets in your Workplace Savings Plan to an advisory program or transfer IRA assets to an advisory program. Investment Recommendations. If you have a Retirement Account with us, we may, from time to time, recommend that you buy, sell, or hold securities or other investment property for your Account. We may also recommend that you hire third parties to provide you with investment advice for your IRA. Please refer to the Investment Advisory Services section of this document for a description of these services. It is important to understand that we will not be a fiduciary in connection with all of our interactions with you regarding your Retirement Account.



INVESTMENT REPORT
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JAMIE LYNN GALLIAN - ROLLOVER IRA

Specifically, we provide non-fiduciary assistance and education regarding Retirement Accounts and this information is not intended to be individualized to your particular circumstances and should not be considered as a primary basis for your investment decisions. This type of assistance includes: execution of self-directed, or unsolicited, transactions or trades; general descriptions, information and education about our products and services or with respect to plan distribution or rollover decisions; communications that are not an individualized/personalized suggestion for you to take a particular course of action with respect to your retirement assets; assistance for workplace savings plan accounts that are not subject to Title I of ERISA (e.g., certain plans maintained by governmental or tax-exempt employers and non-qualified deferred compensation plans); recommendations with respect to accounts other than Retirement Accounts that you maintain with us; or any communications that are not fiduciary investment advice (as defined by ERISA or the IRC).

We have also updated other sections of the document and we encourage you to read the entire updated document available at <https://communications.fidelity.com/information/crs/> or by calling Fidelity at 800-544-6666 for an updated copy.

- ▶ Fidelity is required by the Securities Exchange Act of 1934 to provide certain financial information from the Statement of Financial Condition of National Financial Services LLC (NFS). At July 31, 2021, NFS, an affiliate of Fidelity Brokerage Services LLC, had net capital of \$5,493 million, which was 11.19% of aggregate debit items and exceeded its minimum requirement by \$4,511 million. To acquire the Statement of Financial Condition of National Financial Services LLC (NFS), log on to Fidelity.com. If you wish to obtain a copy of this document at no cost, or have any questions regarding its contents, please call Fidelity at 800-343-3548.
- ▶ Please review our Customer Relationship Summary (CRS) disclosure outlining our responsibility and commitment to you. This document explains the relationships and services our firm offers to retail investors, including fees and costs, conflicts of interest, and standards of conduct.

If you are receiving your statement by U.S. mail, this disclosure is included with your statement. If you are receiving your statement electronically, the link to this document is included in the email that we send when your new statement is available online.

You can also view this disclosure online at: [Fidelity.com/fbs-fpwa-crs](https://fidelity.com/fbs-fpwa-crs).

- ▶ NOTIFICATION OF YOUR TAX WITHHOLDING OPTIONS IN REGARD TO DISTRIBUTIONS FROM YOUR IRA. Federal Income Tax Withholding - IRS regulations require us to withhold federal income tax at a rate of 10% from your total IRA distribution (excluding Roth IRA distributions) unless you elect not to have federal income tax withholding apply (provided you have supplied Fidelity with a U.S. address) or you elect to increase the rate of withholding. Federal income tax will not be withheld from distributions from a Roth IRA unless you elect to have such tax withheld or are otherwise subject to withholding because you are a non-resident alien. If taken under a periodic distribution plan, your election will remain in effect on checkwriting or periodic distributions taken from your IRA until revoked by you. You can change your withholding elections for future distributions at any time by contacting Fidelity.

State Income Tax Withholding - If federal income tax withholding is applied to your distribution, state income tax may also apply. Your state of residence will determine your state income tax withholding requirements, if any. Please refer to the lists below. Your state of residence is determined by the legal address of record on your IRA. For residents of AR, IA, KS, MA, ME, OK and VT, if federal income tax withholding is applied to your distribution, state income tax will also apply. For residents of CA, DE, NC or OR, if federal income tax withholding is applied to your distribution, state income tax will also apply unless you elect not to have state income tax withheld.

For residents of DC, if you take a distribution of your entire account balance and do not directly roll that amount over to another eligible retirement account, DC requires that a minimum amount be withheld from the taxable portion of the distribution, whether or not federal income tax is withheld. For residents of CT or MI, state



INVESTMENT REPORT
July 1, 2021 - September 30, 2021

Additional Information and Endnotes

Account # 169-638064
JAMIE LYNN GALLIAN - ROLLOVER IRA

income tax applies regardless of whether or not federal income tax withholding is applied to your distribution. Please reference the CT or MI W-4P Form for information and to calculate the amount to withhold from your distribution. Tax withholding is not required if you meet certain CT or MI requirements governing pension and retirement benefits. For residents of MS, state income tax withholding will apply regardless of whether or not federal income tax withholding is applied to your distribution, unless you elect not to have state income tax withheld.

For residents of SC, you must provide a valid Social Security number; individual tax identification number; or tax identification number for a nonresident alien, if not SC requires that 7% tax be withheld from the distribution. For residents of AK, FL, HI, NH, SD, TN, TX, WA or WY, state income tax withholding is not available on IRA distributions. For residents of all other states, you are not subject to mandatory state income tax withholding; however you may elect voluntary state income tax withholding in a percentage. If you elect to have state income taxes withheld and your state provides a minimum amount or percentage for withholding, you must elect a percentage that is not less than your state's minimum withholding requirements. If the percentage you elect for withholding is less than your state's minimum withholding requirements, your state's minimum amount or percentage will be withheld.

Whether or not you elect to have federal and/or state income tax withheld from your distribution(s), you are responsible for the full payment of federal income tax, any state or local taxes, and any penalties which may apply. You may be responsible for estimated tax payments and could incur penalties if your estimated tax payments are not sufficient. Please contact Fidelity for more information, or contact your state taxing authority for assistance. THE INFORMATION PROVIDED ABOVE IS GENERAL IN NATURE AND SHOULD NOT BE CONSIDERED LEGAL OR TAX ADVICE.

Estimated Annual Income (EAI) & Estimated Yield (EY) - EAI for fixed income is calculated using the coupon rate. For all other securities, EAI is calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. EY reflects only the income generated by an investment and not changes in its price which may fluctuate. Interest and dividend rates are subject to change at any time and may be affected by current and future economic, political and business conditions. EAI and EY are provided for informational purposes only and should not be used or relied on for making investment, trading or tax decisions. EAI and EY are based on data obtained from information providers believed to be reliable, but no assurance can be made as to accuracy, timeliness or completeness. **Please refer to the Help/Glossary on Fidelity.com for additional information regarding these calculations.**

For more information about your statement, please refer to our **Frequently Asked Questions** document at [Fidelity.com/statements](https://www.fidelity.com/statements).



Information About Your Fidelity Statement

TDD Service for the Hearing-Impaired Call 800-544-0118, 9 am - 9 pm ET, 7 days a week.
Lost or Stolen Cards For 24-Hour worldwide customer service, call 800-529-2164 for American Express or 800-323-5353 for Fidelity® Debit Card.
Additional Investments with Fidelity Make checks payable to Fidelity Investments. Include your account number on the check. For retirement and health savings accounts (HSA), designate in the memo field whether your contribution is for the current or prior year. Mail checks or other inquiries to: Fidelity Investments, P.O. Box 770001, Cincinnati, OH 45277-0003.
Income Summary Shows income by tax status for the statement and year-to-date periods. Except for interest income earned on, or distributed by, tax-exempt securities, Fidelity reports dividends and capital gains held in taxable accounts as taxable income. A portion of income reported as tax-exempt income may be subject to alternative minimum taxes and/or state and local taxes. In Traditional IRAs, Rollover IRAs, SEP-IRAs, SIMPLE IRAs and Keoghs, earnings are reported as tax-deferred income. In Roth IRAs and HSAs, earnings are reported as tax-exempt income as they may be federally tax-exempt if certain conditions are met.
Cost Basis, Gain/Loss, and Holding Period Information NFS is required to report certain cost basis and holding period information to the IRS on Form 1099-B. Unless otherwise specified, NFS applies the average cost method for open-end mutual funds and the first-in, first-out (FIFO) method for all other securities. Cost basis is adjusted for wash sales on securities with the same CUSIP held in the same account (unless your account receives mark-to-market reporting). Your statement may not reflect all adjustments required for tax purposes. Customers should consult their tax advisors for further information.
Cost Fidelity provides purchase cost information for securities held in retirement and HSA accounts. Such information may be adjusted for certain transactions and does not reflect dividends or capital gains reinvestments. Fidelity reports transaction profit or loss information when securities are sold within a retirement or HSA account. Transaction profit or loss is calculated by subtracting purchase cost from sales proceeds

using the FIFO method if shares were purchased at different times or prices. **Statement Mailing** We deliver statements at least four times during the calendar year for any account with a balance.
Statement Discrepancies Please review your statement and report any inaccuracies or discrepancies. Inquiries, concerns or questions regarding your brokerage account or the activity therein should be directed to FBS by calling 800-544-8666, and NFS, who carries your brokerage accounts, by calling 866-408-1138. Any oral communications regarding inaccuracies or discrepancies should be reconfirmed in writing to protect your rights, including those under the Securities Investor Protection Act (SIPA).
Material Changes Please advise us of material changes in your investment objectives or financial situation related to your brokerage account(s).
Mutual Funds and Performance Before investing, consider the funds' investment objectives, risks, charges and expenses. Contact Fidelity for a prospectus containing this information. Read it carefully. Performance data shown represents past performance and is no guarantee of future results. Investment return and principal value will fluctuate, so you may have a gain or loss when shares are sold. Current performance may be higher or lower than that quoted. Visit Fidelity.com/performance for most recent month-end performance.
Sales Loads & Fees Each fund reserves the right to terminate or modify its exchange privilege in the future. In connection with (i) access to, purchase or redemption of, and/or maintenance of positions in mutual funds and other investment products such as alternative investments or private placements ("funds") or (ii) infrastructure needed to support such funds, some funds, or their investment affiliates, pay FBS and/or NFS sales loads and 12b-1 fees described in the Offering Materials as well as additional compensation for shareholder services, start-up fees, infrastructure support and maintenance, and marketing, engagement and analytics programs. Additional information about the source(s) and amount(s) of compensation as well as other remuneration received by FBS or NFS will be furnished to you upon written request. At the time you purchase shares of funds those shares will be assigned either a load, transaction fee (TF) or no transaction fee (NTF) status. When you subsequently sell those shares, any fees applicable to your transaction will be assessed based on the status assigned to the shares at the time of purchase.

Additional Information About Your Brokerage Account, If Applicable

Free credit balances (FCB) are funds payable to you on demand. FCB are subject to open commitments such as uncleared checks and exclude proceeds from sales of certificated securities without delivery of the certificate. If your FCB is swept to a core position, you can liquidate the core position and have the proceeds sent to you or held in your account subject to the terms of your account agreement. Required rule 10b-10(a) information not contained herein will be provided on written request. Fidelity may use this free credit balance in connection with its business, subject to applicable law. **Assets Separate from Your Brokerage Account** Only securities in the margin portion of your brokerage account contribute to margin and maintenance requirements. Other Assets, which may be reported on your statement, including insurance products that are distributed by FBS and Fidelity Insurance Agency, Inc., and mutual fund only accounts held directly with the fund (Fidelity Mutual Fund Accounts) are not carried by NFS, not covered by the Securities Investor Protection Corporation (SIPC) and do not count toward your margin and maintenance requirements. Assets held in brokerage accounts managed by Fidelity Personal and Workplace Advisors LLC (FPWA) are carried by NFS and covered by SIPC but do not contribute to your margin and maintenance requirements. **Short Account Balances** Securities sold short are held in a segregated short account. These securities are marked-to-market for margin purposes, and any increase or decrease from the previous week's value is transferred weekly to your margin account. Fidelity represents your short account balance as of the last weekly mark-to-market, not as of the statement end date. **Information About Your Option Transactions** Each transaction confirmation previously delivered to you contains full information about commissions and other charges, and such information is available promptly upon request. Assignments of American and European-style options are allocated among customer short positions pursuant to a random allocation procedure, a description is available upon request. Short positions in American-style options are liable for assignment anytime. The writer of a European-style option is subject to exercise assignment only during the exercise period. For more information, please call Fidelity at 800-544-8666. **Equity Dividend Reinvestment Shares** credited to your account resulted from transactions by FBS acting as agent for your account, or the Depository Trust Company (DTC). **Price Information/Total Market Value** The Total Market Value has been calculated out to 9 decimal places; however, the individual unit price is displayed in 5 decimal places. The Total Market Value represents prices obtained from various sources, may be impacted by the frequency with which such prices are reported and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes, but when such quotes are not available the pricing vendors use a variety of techniques to estimate value. These estimates, particularly for fixed income securities, may be based on certain minimum principal amounts (e.g., \$1 million) and may not reflect all of the factors that affect the value of the security, including liquidity risk. The prices provided are not firm bids or offers. Certain securities may reflect N/A or unavailable where the price for such security is generally not available from a pricing source. The Market Value of a security, including those priced at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. The sale or redemption of any fixed income security prior to maturity may result in a loss. Prices for Certificates of Deposits (CDs) on your statement are generally estimates and are not based on actual market prices. The secondary market for CDs is generally illiquid. You should always request a current valuation for your securities prior to making a financial decision or placing an order.

Executing Orders on the Floor of the NYSE The Floor broker may permit the Designated Market Maker to trade on parity with the order for some or all of the executions associated with filling that order, where such permission would not be inconsistent with the broker's best execution obligations.
SIPC Securities in accounts carried by NFS, a Fidelity Investments company, are protected in accordance with the SIPC up to \$500,000 (including cash claims limited to \$250,000). For details, including the SIPC brochure, please see www.sipc.org or call 1-202-371-8300. NFS has arranged for additional protection for cash and covered securities to supplement its SIPC coverage. Neither coverage protects against a decline in the market value of securities.
Fidelity Investments Fidelity Distributors Company LLC (FDC) is the distributor for Fidelity Funds with marketing and shareholder services provided by FBS or NFS. **Brokerage services are provided by FBS, which clears all transactions through its affiliate, NFS. NFS carries all brokerage accounts. FBS and NFS are members of the NYSE and SIPC.** Upon written request, Fidelity will mail an NFS financial statement, which is also available for inspection at its office. Fidelity Investments (with pyramid logo) is a trademark of FMR LLC.
FPWA Services Fidelity Go®, Fidelity® Personalized Planning & Advice and Fidelity® Strategic Disciplines are advisory services offered by FPWA, a registered investment adviser. Fidelity® Strategic Disciplines includes the Breckinridge Intermediate Municipal Strategy, the Fidelity® Equity-Income Strategy, the Fidelity® Tax-Managed U.S. Equity Index Strategy, the Fidelity® U.S. Large Cap Equity Strategy, the Fidelity® International Equity Strategy, the Fidelity® Tax-Managed International Equity Index Strategy, the Fidelity® Intermediate Municipal Strategy and the Fidelity® Core Bond Strategy. Fidelity® Wealth Services are advisory services offered by FPWA or Fidelity Personal Trust Company, FBS (FPTC), a federal savings bank. Nondeposit investment products and trust services offered by FPTC and its affiliates are not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency, are not obligations of any bank, and are subject to risk, including possible loss of principal. **These advisory services are provided for a fee.** FBS, NFS, FDC, FPWA and FPTC are direct or indirect subsidiaries of FMR LLC.
Ratings Information from Standard & Poors ("S&P") may not be reproduced. S&P credit ratings are statements of opinion and are not statements of fact or recommendations to purchase, hold, or sell securities, nor do they address the suitability of securities for investment purposes, and should not be relied on as investment advice. S&P does not guarantee the accuracy, completeness, timeliness or availability of any information, including ratings, and is not responsible for errors or omissions (negligent or otherwise). S&P gives no express or implied warranties, including but not limited to any warranties of merchantability or fitness for a particular purpose or use. S&P shall not be liable for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including lost income or profits and opportunity costs) in connection with any use of ratings.
Miscellaneous Mutual fund shares, other securities held in your account, and insurance products are neither deposits nor obligations of, nor endorsed or guaranteed by, any bank or other depositing institution, nor are they federally insured by the FDIC or any other agency. If you request a reprint of your statement, the disclosure information may not be the same as the information originally provided. To confirm that an authorized, direct deposit has been made to your Fidelity Account or Fidelity Mutual Fund Account, call Fidelity at 1-800-544-5555.

588130.45.0

Debtor 1 **Jamie Lynn Gallian**

Case number (if known) _____

11. Clothes

Examples: Everyday clothes, furs, leather coats, designer wear, shoes, accessories

☐ No☒ Yes. Describe.....Location: 16222 Monterey Ln #376, Huntington Beach CA 92649\$1,000.00**12. Jewelry**

Examples: Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver

☒ Yes. Describe20 year old Movado Wrist-watch 40th birthday gift; Costume jewelry from Mother and Grandmother Misc/ sized rings, various non-gold chains and bracelets, earrings.\$1,000.00☐ NoLocation: 16222 Monterey Ln #376, Huntington Beach CA 92649**13. Non-farm animals**

Examples: Dogs, cats, birds, horses

☒ Yes. Describe5-year old Rescued Wired Terrier Dog-White "Ammie"☐ NoLocation: 16222 Monterey Ln #376, Huntington Beach CA 92649**14. Any other personal and household items you did not already list, including any health aids you did not list**☒ No☐ Yes. Give specific information.....**15. Add the dollar value of all of your entries from Part 3, including any entries for pages you have attached for Part 3. Write that number here**\$7,000.00**Part 4 Describe Your Financial Assets**

Do you own or have any legal or equitable interest in any of the following?

Current value of the
portion you own?
Do not deduct secured
claims or exemptions.**16. Cash**

Examples: Money you have in your wallet, in your home, in a safe deposit box, and on hand when you file your petition

☒ No☐ Yes.....**17. Deposits of money**

Examples: Checking, savings, or other financial accounts; certificates of deposit; shares in credit unions, brokerage houses, and other similar institutions. If you have multiple accounts with the same institution, list each.

☐ No☒ Yes.....

Institution name:

17.1 Checking and
savingsJ-Sandcastle Co LLC - Chase - Un-cashed Tendered Space 376 Rent Checks
Alliant Credit Union (Personal) Stimulus Ck\$ 8,050.00\$ 4,048.34**18. Bonds, mutual funds, or publicly traded stocks**

Examples: Bond funds, investment accounts with brokerage firms, money market accounts

☒ No☐ Yes..... Institution or issuer name:**19. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including an interest in an LLC, partnership, and joint venture**☐ No☒ Yes. Give specific information about them.....

Name of entity:

% of ownership:

J-Sandcastle Co., LLC - Debtor's single member
LLC(Purpose is to hold Registered title with HCD, to
Debtor's primary residence) LBM1081100 %\$0.00

Debtor 1 Jamie Lynn Gallian

Case number (if known) _____

J-Pad, LLC

(Debtor owns 1/3 interest in LLC; only purpose is to hold a note and UCC-1 filing on Debtor's primary residence) LBM1081

33.33 %

\$0.00

20. Government and corporate bonds and other negotiable and non-negotiable instruments*Negotiable instruments* include personal checks, cashiers' checks, promissory notes, and money orders.*Non-negotiable instruments* are those you cannot transfer to someone by signing or delivering them.☒ No☐ Yes. Give specific information about them

Issuer name:

21. Retirement or pension accounts*Examples:* Interests in IRA, ERISA, Keogh, 401(k), 403(b), thrift savings accounts, or other pension or profit-sharing plans.☐ No☒ Yes. List each account separately.

Type of account:

Institution name:

IRA

Fidelity

\$7,400.00

22. Security deposits and prepayments

Your share of all unused deposits you have made so that you may continue service or use from a company.

Examples: Agreements with landlords, prepaid rent, public utilities (electric, gas, water), telecommunications companies, or others.

No

☒ Yes.

Institution name or individual:

Houser Bros Co. dba Rancho Del Rey Mobilehome Estates

Ground Lease Deposit (Ryan) Agreement Space 376 - 1/1/2006 **\$ 686.00****23. Annuities (A contract for a periodic payment of money to you, either for life or for a number of years)**☒ No☐ Yes. Issuer name and description.**24. Interests in an education IRA, in an account in a qualified ABLE program, or under a qualified state tuition program.**

26 U.S.C. §§ 530(b)(1), 529A(b), and 529(b)(1).

☒ No☐ Yes. Institution name and description. Separately file the records of any interests. 11 U.S.C. § 521(c):**25. Trusts, equitable or future interests in property (other than anything listed in line 1), and rights or powers exercisable for your benefit**☒ No☐ Yes. Give specific information about them...**26. Patents, copyrights, trademarks, trade secrets, and other intellectual property***Examples:* Internet domain names, websites, proceeds from royalties and licensing agreements☒ No☐ Yes. Give specific information about them...**27. Licenses, franchises, and other general intangibles***Examples:* Building permits, exclusive licenses, cooperative association holdings, liquor licenses, professional licenses☒ No☐ Yes. Give specific information about them...

Money or property owed to you?

Current value of the portion you own?
Do not deduct secured claims or exemptions.**28. Tax refunds owed to you**☒ No☐ Yes. Give specific information about them, including whether you already filed the returns and the tax years.....**29. Family support***Examples:* Past due or lump sum alimony, spousal support, child support, maintenance, divorce settlement, property settlement☒ No

Official Form 106A/B

Schedule A/B: Property

page 4

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Best Case Bankruptcy



P.O. Box 15284
Wilmington, DE 19850

J-PAD, LLC
16222 MONTEREY LN SPC 376
HUNTINGTON BEACH, CA 92649-2258

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Your Business Advantage Fundamentals™ Banking Preferred Rewards for Bus Platinum

for July 1, 2021 to July 31, 2021

Account number: 3251 3015 1274

J-PAD, LLC

Account summary

Beginning balance on July 1, 2021	\$2,454.20
Deposits and other credits	166.64
Withdrawals and other debits	-826.26
Checks	-0.00
Service fees	-12.00
Ending balance on July 31, 2021	\$1,782.58

of deposits/credits: 2

of withdrawals/debits: 11

of items-previous cycle¹: 0

of days in cycle: 31

Average ledger balance: \$2,162.36

¹Includes checks paid, deposited items & other debits

BANK OF AMERICA BUSINESS ADVANTAGE

What's on your mind?

Business owners like you can join the Bank of America® Advisory Panel to help us understand what you like and don't like.
Enter code **SBDD** at bankofamerica.com/AdvisoryPanel to learn more and join.

Inclusion on the Advisory Panel subject to qualifications.

SSM-10-20-0074B | 3255564

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IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

How to Contact Us - You may call us at the telephone number listed on the front of this statement.

Updating your contact information - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking.

Deposit agreement - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our financial centers.

Electronic transfers: In case of errors or questions about your electronic transfers - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will provisionally credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

Reporting other problems - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you and you agree to not make a claim against us, for the problems or unauthorized transactions.

Direct deposits - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us to find out if the deposit was made as scheduled. You may also review your activity online or visit a financial center for information.

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Bank of America, N.A. Member FDIC and  Equal Housing Lender

Your checking account



J-PAD, LLC | Account # 3251 3015 1274 | July 1, 2021 to July 31, 2021

Deposits and other credits

Date	Description	Amount
07/09/21	BKOFAMERICA ATM 07/09 #000006919 DEPOSIT BELLA TERRA HUNTINGTON BE CA	106.64
07/09/21	BKOFAMERICA ATM 07/09 #000006923 DEPOSIT BELLA TERRA HUNTINGTON BE CA	60.00
Total deposits and other credits		\$166.64

Withdrawals and other debits

Date	Description	Amount
07/14/21	RETURN ITEM CHARGEBACK	-106.64
07/28/21	Zelle Transfer Conf# h9cf46r2d; CHRISTOPHER L BLANK ATTORNEY AT LAW	-210.00
07/28/21	Zelle Transfer Conf# s9nrme1wb; OANH	-58.00
Card account # XXXX XXXX XXXX 1450		
07/12/21	STAPLES 0152 07/11 #000908120 PURCHASE STAPLES 0152 HUNTINGTON BE CA	-104.49
07/12/21	KOHL'S 0654 777 07/11 #000300891 PURCHASE KOHL'S 0654 7777 E HUNTINGTON BE CA	-145.97
07/14/21	CHECKCARD 0713 FEDEX 281373516212 MEMPHIS TN 24164071194741214899906 CKCD 4215 XXXXXXXXXXXXX1450 XXXX XXXX XXXX 1450	-11.19
Subtotal for card account # XXXX XXXX XXXX 1450		-\$261.65
Card account # XXXX XXXX XXXX 5571		
07/06/21	CHECKCARD 0703 Capital One Card Pymt D 800-9557070 VA 24906411184125049325407 CKCD 6012 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-150.00
07/08/21	CHECKCARD 0707 ORANGE CO SUPERIOR CRT ACARLSON@OCCOCA 24431061189091953003707 CKCD 9399 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-8.27
07/15/21	CHECKCARD 0714 OneLegal PYMNT1223519 800-9388815 CA 24906411195125800424008 CKCD 8111 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-15.70
07/26/21	CHECKCARD 0723 TST* HANGOUT - HUNTINGT HUNTINGTON BECA 24137461204100384245363 CKCD 5812 XXXXXXXXXXXXX5571 XXXX XXXX XXXX 5571	-16.00
Subtotal for card account # XXXX XXXX XXXX 5571		-\$189.97
Total withdrawals and other debits		-\$826.26

BANK OF AMERICA BUSINESS ADVANTAGE

Stay on top of your accounts

Start receiving online alerts today to know when transactions have posted and when payments are due. Sign in or enroll at bankofamerica.com/SmallBusiness and click on **Alerts** in the Activity Center.

You may elect to receive alerts via text or email. Bank of America does not charge for this service, but your mobile carrier's message and data rates may apply. Delivery of alerts may be affected or delayed by your mobile carrier's coverage.

SSM-10-20-0848B | 3293316

Service fees

The Monthly Fee on your primary Business Advantage Fundamentals Banking account was waived for the statement period ending 06/30/21. A check mark below indicates the requirement(s) you have met to qualify for the Monthly Fee waiver on the account.

- ☐ \$250+ in new net purchases on a linked Business debit card has not been met
- ☐ \$5,000+ combined average monthly balance in linked business accounts has not been met
- ☒ Become a member of Preferred Rewards for Business has been met

For information on how to open a new product, link an existing service to your account, or about Preferred Rewards for Business please call 1.888.BUSINESS or visit bankofamerica.com/smallbusiness.

Date	Transaction description	Amount
07/14/21	RETURNED ITEM CHARGEBACK FEE	-12.00

Total service fees **-\$12.00**

Note your Ending Balance already reflects the subtraction of Service Fees.

Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)	Date	Balance (\$)
07/01	2,454.20	07/09	2,462.57	07/15	2,066.58
07/06	2,304.20	07/12	2,212.11	07/26	2,050.58
07/08	2,295.93	07/14	2,082.28	07/28	1,782.58



JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus, OH 43218-2051

July 01, 2021 (through July 30, 2021)

Account Number: 000000351897860

CUSTOMER SERVICE INFORMATION

Web site: Chase.com
Service Center: 1-800-242-7338
Deaf and Hard of Hearing: 1-800-242-7383
Para Espanol: 1-888-622-4273
International Calls: 1-713-292-1679

00025570 URF 703 141 21221 NNNNNNNNNNN T 1 000000000 84 0000

J-SANDCASTLE CO, LLC
16222 MONTEREY LN
SPC 375
HUNTINGTN BCH CA 92649



CHECKING SUMMARY

Chase Total Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$9,378.46
Deposits and Additions	4	1,068.00
Electronic Withdrawals	5	-1,594.79
Other Withdrawals	1	-9,000.00
Fees	5	-125.00
Ending Balance	15	-\$275.33

DEPOSITS AND ADDITIONS

DATE	DESCRIPTION	AMOUNT
07/13	ATM Cash Deposit 07/13 16917 Algonquin St Huntington Be CA Card 0478	\$900.00
07/13	ATM Cash Deposit 07/13 16917 Algonquin St Huntington Be CA Card 0478	100.00
07/13	Insufficient Funds Fee Refund	34.00
07/13	Insufficient Funds Fee Refund	34.00
Total Deposits and Additions		\$1,068.00

ATM & DEBIT CARD SUMMARY

Jamie Lynn Gallian Card 0478

Total ATM Withdrawals & Debits	\$0.00
Total Card Purchases	\$0.00
Total Card Deposits & Credits	\$1,000.00
ATM & Debit Card Totals	
Total ATM Withdrawals & Debits	\$0.00
Total Card Purchases	\$0.00
Total Card Deposits & Credits	\$1,000.00



July 01, 2021 through July 30, 2021
Account Number: 000000351897860

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/12	Orig CO Name: Capital One Orig ID: 9541719987 Desc Date: 210709 CO Entry Descr: Phone Pymtsec: PPD Trace#: 051405518980951 Eed: 210712 Ind ID: Ind Name: Jamie L Gallian Trn: 1938980951Tc	\$1,008.85
07/12	Orig CO Name: Kmf Orig ID: 9200704262 Desc Date: 210709 CO Entry Descr: Kmfusa.Comsec: Tel Trace#: 091000015417200 Eed: 210712 Ind ID: 2014469742 Ind Name: Jamie L Gallian Trn: 1935417200Tc	238.36
07/13	Orig CO Name: Verizon Wireless Orig ID: 4223344794 Desc Date: 210713 CO Entry Descr: Payments Sec: PPD Trace#: 021000021520281 Eed: 210713 Ind ID: Ind Name: 0000000066064231600001 Trn: 1941520281Tc	63.68
07/22	Orig CO Name: Nordstrom Orig ID: 9044013366 Desc Date: 210721 CO Entry Descr: Payment Sec: Tel Trace#: 045305138958414 Eed: 210722 Ind ID: 043000093285540 Ind Name: Gallian Jamie L Trn: 2038958414Tc	49.49
07/28	Orig CO Name: Kmf Orig ID: 9200704262 Desc Date: 210727 CO Entry Descr: Kmfusa.Comsec: Tel Trace#: 091000015529548 Eed: 210728 Ind ID: 2014469742 Ind Name: Jamie L Gallian Trn: 2095529548Tc	234.41
Total Electronic Withdrawals		\$1,594.79

OTHER WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
07/09	07/09 Withdrawal	\$9,000.00
Total Other Withdrawals		\$9,000.00

FEES

DATE	DESCRIPTION	AMOUNT
07/09	Official Checks Charge	\$8.00
07/12	Insufficient Funds Fee For A \$1,008.85 Item - Details: Orig CO Name: Capital One Orig ID: 9541719987 Desc Date: 210709 CO Entry Descr: Phone Pymtsec: PPD Trace#: 051405518980951 Eed: 210712 Ind ID: Ind Name: Jamie L Gallian Trn: 1938980951Tc	34.00
07/12	Insufficient Funds Fee For A \$238.36 Item - Details: Orig CO Name: Kmf Orig ID: 9200704262 Desc Date: 210709 CO Entry Descr: Kmfusa.Comsec: Tel Trace#: 091000015417200 Eed: 210712 Ind ID: 2014469742 Ind Name: Jamie L Gallian Trn: 1935417200Tc	34.00
07/28	Insufficient Funds Fee For A \$234.41 Item - Details: Orig CO Name: Kmf Orig ID: 9200704262 Desc Date: 210727 CO Entry Descr: Kmfusa.Comsec: Tel Trace#: 091000015529548 Eed: 210728 Ind ID: 2014469742 Ind Name: Jamie L Gallian Trn: 2095529548Tc	34.00
07/30	Monthly Service Fee	15.00
Total Fees		\$125.00

You were charged a monthly service fee of \$15.00 this period. You can avoid this fee in the future by maintaining a minimum daily balance of \$1,500.00. Your minimum daily balance was -\$946.75.

DAILY ENDING BALANCE

DATE	AMOUNT
07/09	\$388.46
07/12	-946.75
07/13	57.57
07/22	8.08
07/28	-260.33
07/30	-275.33



July 01, 2021 through July 30, 2021
Account Number: 000000351897860

SERVICE CHARGE SUMMARY

TRANSACTIONS FOR SERVICE FEE CALCULATION	NUMBER OF TRANSACTIONS
Checks Paid / Debits	5
Deposits / Credits	0
Deposited Items	0
Transaction Total	5
SERVICE FEE CALCULATION	AMOUNT
Service Fee	\$15.00
Service Fee Credit	\$0.00
Net Service Fee	\$15.00
Excessive Transaction Fees (Above 100)	\$0.00
Total Service Fees	\$15.00



IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS: Call us at 1-866-564-2262 or write us at the address on the front of this statement (non-personal accounts contact Customer Service) immediately if you think your statement or receipt is incorrect or if you need more information about a transfer listed on the statement or receipt.

For personal accounts only: We must hear from you no later than 60 days after we sent you the FIRST statement on which the problem or error appeared. Be prepared to give us the following information:

- Your name and account number
- The dollar amount of the suspected error
- A description of the error or transfer you are unsure of, why you believe it is an error, or why you need more information.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (or 20 business days for new accounts) to do this, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT NON-ELECTRONIC TRANSACTIONS: Contact the bank immediately if your statement is incorrect or if you need more information about any non-electronic transactions (checks or deposits) on this statement. If any such error appears, you must notify the bank in writing no later than 30 days after the statement was made available to you. For more complete details, see the Account Rules and Regulations or other applicable account agreement that governs your account. Deposit products and services are offered by JPMorgan Chase Bank, N.A. Member FDIC.



JPMorgan Chase Bank, N.A. Member FDIC



July 01, 2021 through July 30, 2021
Account Number: 000000351997860

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Page 2 of 4

WITHDRAWAL/RETIRO

CHASE

WITHDRAWAL/RETIRO

CHECKING/CHEQUES ☒
SAVINGS/AHORROS ☐
CHASE LIQUID ☐

R/T 500001017

Today's Date / Fecha 09/09/21 Customer Name / (Please Print) / Nombre del cliente (en letra de molde) J-Sandra G. LLC

If Purchasing a Cashier's Check Provide Payee Name / Si desea comprar un cheque de caja, escriba el nombre del beneficiario aquí

Ronald J. Pierpont

813063-CH (Rev. 10/15) 00255766 08/20

Customer Signature / Firma del cliente

[Signature]

Enter your account number here /
▼ Escriba su número de cuenta aquí

351899060

AMOUNT / CANTIDAD

TOTAL \$

9,000.00

⑈056603040⑈ ⑈50000⑈0⑈17⑈

EXHIBIT S

Donald A. Diebold, Bar No. 151451
ALSTON, ALSTON & DIEBOLD
Attorneys at Law
27201 Puerta Real, Suite 300
Mission Viejo, California 92691
(714) 556-9400 – FAX (714) 556-9500

Attorney for Plaintiff HOUSER BROS. CO.
DbA RANCHO DEL REY MOBILE HOME
ESTATES

SUPERIOR COURT, STATE OF CALIFORNIA

COUNTY OF ORANGE,

HOUSER BROS. CO., a California limited
partnership dba RANCHO DEL REY MOBILE
HOME ESTATES

Plaintiff,

vs.

JAMIE GALLIAN, an individual; JEFFREY I.
GOLDEN, Bankruptcy Trustee; CA COVID-19
RENT RELIEF PROGRAM, business entity
unknown; and DOES 1 to 10, inclusive,

Defendant

Case No.: 30-2021-01236940-CL-MC-CJC

Filed December 15, 2021

Assigned To: Honorable Corey S. Cramin
Dept. C-03

**OPPOSITION TO DEFENDANT
GALLIAN'S EX PARTE APPLICATION
TO IMMEDIATELY HEAR REQUEST
FOR ORDER TO DEPOSIT
INTERPLEADER FUNDS, OR IN THE
ALTERNATIVE, SHORTEN TIME OF
NOTICE AND SPECIALLY SET
HEARING DATE FOR THE REQUEST**

Date: February 7, 2022

Time: 9:00 am

Dept.: C-03

]

Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES
opposes Defendant (erroneously identified as Plaintiff) JAMIE GALLIAN's ex parte application
"to immediately hear request for order to deposit interpleader funds, or in the alternative shorten
time of notice and specially set hearing date for the request."

I
FACTS

Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES is the owner of a Rancho Del Rey Mobile Home Estates in Huntington Beach, CA. Defendant JAMIE GALLIAN purchased a mobile home from a former tenant who was evicted from the Mobile Home Park and Defendant JAMIE GALLIAN moved into the Mobile Home Park without the approval of Plaintiff or a lease agreement with Plaintiff.

Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES initiated an Unlawful Detainer action against Defendant JAMIE GALLIAN, Orange County Superior Court Case No. No. 30-2019-01041423-CL-UD-CJC, which is ongoing. Defendant JAMIE GALLIAN filed a Bankruptcy Action, Case No. 8:21-bk-11710-ES for which Defendant JEFFREY I. GOLDEN serves as the bankruptcy trustee. The Bankruptcy Action is ongoing.

Defendant JAMIE GALLIAN requested relief from Defendant CA COVID-19 RENT RELIEF PROGRAM. Defendant CA-COVID-19 RENT RELIEF PROGRAM issued a check in the amount of \$24,301.55 payable to "Houser Bros Co." a true and correct copy of which is attached hereto as **Exhibit "1."** (Hereinafter the "**CHECK**") The CHECK was issued on November 8, 2021 and states that the CHECK will be void after 90 days. February 7, 2022 is the 91st day and the check is stale.

Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES cannot endorse the CHECK or deposit the CHECK directly into Plaintiff's bank account without creating a presumption of a tenancy with Defendant JAMIE GALLIAN and mooted the current Unlawful Detainer Action against Defendant JAMIE GALLIAN. *Civil Code* § 1945; *EDC Assocs., Ltd. v. Gutierrez* (1984) 153 CA3d 167, 170-171.

Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES filed the within Interpleader Action to determine what to do with the funds from Defendant CA COVID-19 RENT RELIEF PROGRAM. Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES filed a similar ex parte application to deposit the CHECK,

1 which was heard on January 20, 2022. Defendant JAMIE GALLIAN filed a rely brief that the
2 Interpleader Action should be dismissed as a violation of the Bankruptcy stay. The court denied
3 the request on January 20, 2022 out of concern over potential violation of the Bankruptcy stay.
4 During the hearing, the Bankruptcy Trustee indicated that he could deposit the check even though
5 the check was made out to "Houser Bros. Co." The court ordered the check to be delivered to the
6 Bankruptcy Trustee. Following the hearing and after tender of the check to the Bankruptcy
7 Trustee, the Bankruptcy Trustee advised that he could not deposit the check without endorsement
8 by Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES. See
9 **Exhibit "2."**

10 On January 26, 2022, Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE
11 HOME ESTATES received a copy of Defendant GALLIAN's application for the CHECK, a true
12 and correct copy of which is attached hereto as **Exhibit "3."** Plaintiff HOUSER BROS. CO., dba
13 RANCHO DEL REY MOBILE HOME ESTATES learned that there were misrepresentations on
14 the application and advised Defendant GALLIAN on January 31, 2022, that Plaintiff HOUSER
15 BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES could not participate in the
16 deposit of the check without court order. See **Exhibit "4."**

17
18 **II**

19 **THERE IS NO EMERGENCY TO JUSTIFY EX PARTE RELIEF.**

20 As stated above, February 7, 2022 is the 91st day after the CHECK was issued. The check is
21 already stale and there is no relief that the court can grant at this time.

22 In addition, Defendant GALLIAN has not explained why her ex parte application could not be
23 brought sooner. Defendant GALLIAN was aware on January 20, 2022, that the Bankruptcy Trustee
24 could not deposit the CHECK without endorsement. See Exhibit "2." Defendant GALLIAN was
25 aware on January 31, 2023, that Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY
26 MOBILE HOME ESTATES would not endorse or deposit the CHECK without an appropriate
27 court order directing Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME
28 ESTATES to do so. See Exhibit "4."

1 Rather that filing a request for reconsideration in the within Interpleader action after the
2 Bankruptcy Trustee advised that he could not deposit the CHECK without endorsement, Defendant
3 GALLIAN sought relief in the Unlawful Detainer Action and the Bankruptcy court actions.

4 Defendant Gallian filed a request in the Bankruptcy Court to not only deposit the CHECK,
5 but also to declare that a tenancy was created by deposit of the CHECK, and to dismiss the
6 Unlawful detainer action and the Bankruptcy Action as a result. A true and correct copy of the
7 Defendant GALLIAN's request, filed on January 25, 2022, is attached as **Exhibit "5,"** (see page 4,
8 lines 14-20) The Bankruptcy court denied the request on January 31, 2022 because Defendant
9 GALLIAN did not provide support for her request, and the court was unaware of what relief could
10 be granted. A true and correct copy of the Bankruptcy Court's order is attached as **Exhibit "6."**

11 Defendant Gallian filed a similar request in the Unlawful Detainer Court to order the
12 deposit the CHECK, as well as declare that a tenancy was created by deposit of the CHECK, and to
13 dismiss the Unlawful detainer action and the Bankruptcy Action as a result. A true and correct
14 copy of the Defendant GALLIAN's ex parte application filed on January 31, 2022, is attached as
15 **Exhibit "7,"** (see page 5 - lines 8-12) The Unlawful Detainer Court struck the request on January
16 31, 2022 because Defendant GALLIAN retained an attorney and her request was not made by her
17 attorney of record. A true and correct copy of the Unlawful Detainer Court's minute order is
18 attached as **Exhibit "8."**

19 Furthermore, Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME
20 ESTATES does not have physical custody of the CHECK, which was tendered to the Bankruptcy
21 Trustee.

22 The CHECK is stale and Defendant GALLIAN delayed is petitioning the within court for
23 relief while she was forum shopping in the Bankruptcy Court and the Unlawful Detainer Court for
24 better relief that just depositing the check. There is no justification for ex parte relief and the
25 request should be denied
26
27
28

III

THE COURT CANNOT GRANT RELIEF FOR AN ILLEGAL ACTION.

Defendant GALLIAN's application for the check states "Landlord and I entered into a residential lease or rental agreement (written, or oral) for the housing unit specified within this Application (the Unit)." See Exhibit "3." As stated above, Plaintiff Houser Bros. Co., dba Rancho del Rey Mobile Home Estates filed the Unlawful Detainer action because there was no lease or rental agreement.

The application further states:

I further acknowledge that falsification of information or any material falsehoods or omissions in the Application, including knowingly seeking duplicative benefits, is subject to state and federal criminal penalties. I understand that I am particularly put on notice that Title 18, Section 1001 of the United States Code states that a person shall be fined or imprisoned for up to five (5) years for knowingly and willfully making any materially false or fraudulent statement or representation to any U.S. Department or Agency.

Defendant GALLIAN has not provided proof that the CHECK was properly obtained from the Ca Covid-19 Rent Relief program. DEFENDANT GALLIAN was advised on January 31, 2022, that Plaintiff Houser Bros. Co., dba Rancho del Rey Mobile Home Estates could not endorse or deposit the CHECK WITHOUT a court order. See Exhibit "4"

The court cannot aid in performing illegal acts, such as ordering the deposit of a CHECK obtained through misrepresentation. "[W]hen the evidence shows that the plaintiff in substance seeks to enforce an illegal contract or recover compensation for an illegal act, the court has both the power and duty to ascertain the true facts in order that it may not unwittingly lend its assistance to the consummation or encouragement of what public policy forbids." *Lewis & Queen v. N.M. Ball Sons* (1957) 48 C2d 141, 147-148; *Yoo v. Robi* (2005) 126 CA4th 1089, 1103.

Plaintiff Houser Bros. Co., dba Rancho del Rey Mobile Home Estates cannot participate in Defendant GALLIAN's misrepresentations to the CA COVID 19 RENT RELIEF PROGRAM and the court should not condone the improper use of funds from the CA COVID 19 RENT RELIEF PROGRAM.

IV

THE EX PARTE APPLICATION DOES NOT ADDRESS THE TENANCY ISSUES

The ex partes application requests an order that Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES endorse the CHECK to be deposited into the Bankruptcy Trustee's trust account on February 7, 2022. The request ignores the issues why the interpleader action was filed.

1. The check was made out to Houser Bros. Co. HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES cannot endorse or deposit the CHECK without creating a presumption that a potential tenancy exists between Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES and Defendant GALLIAN. Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES expressly denies any such tenancy, which has been the subject of the separate Unlawful Detainer action which has gone on for almost three years.

2. The use of the funds from the check cannot be determined until the conclusion of both the Unlawful Detainer Action and the Bankruptcy Action.

3. The requested order does not direct that the funds from the CA COVID 19 RENT RELIEF PROGRAM can only be used for those permitted expenses set forth in the CA COVID 19 RENT RELIEF PROGRAM, and not general assets of the Bankruptcy Estate.

The within ex parte application is another attempt by Defendant GALLIAN to use the funds from the CA COVID 19 RENT RELIEF PROGRAM to argue that a potential tenancy at Rancho Del Rey Mobile Home Estates might exist and dismiss the Bankruptcy and Unlawful Detainer Actions before such actions are heard on their merits

V

THE EX PARTE APPLICATION IS IMPROPERLY NOTICED.

California Rules of Court, Rule 3. 1204(a) states that a party seeking an ex parte order must notify all parties no later than 10:00 a.m. the court day before the ex parte appearance, absent a showing of exceptional circumstances that justify a shorter time for notice. Attached hereto as **Exhibit "8"** is a true and correct copy of Defendant GALLIAN's email on February 4, 2022, at 2:20 pm, giving notice of the ex parte application for February 7, 2022 at 9 am in Department C-03. Defendant GALLIAN's prior notice at 9:50 am identified the time and the courtroom "to be determined."

In addition to late notice, the notice does not provide reasonable opportunity for other counsel to arrange for a CourtCall appearance before the 3 pm deadline.

Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES does not waive the defects in the notice.

Plaintiff's counsel received correspondence from Counsel for Defendant HCD, erroneously sued as CA COVID-19 RENT RELIEF PROGRAM, which advised that Defendant HCD does not waive the defects in the notice and that Counsel for Defendant HCD was unable to arrange for CourtCall appearance.

V.

CONCLUSION

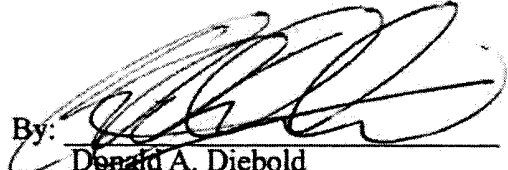
For the above stated reasons, Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES respectfully requests the Court to deny Defendant JAMIE GALLIAN's ex parte application.

In addition, because the subject CHECK is stale, Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES respectfully requests the Court to dismiss the within Interpleader action, without prejudice, as moot.

1 Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES also
2 request such further orders and instructions as the Court deems just and fair.
3

4 Dated: February 6, 2022

ALSTON, ALSTON & DIEBOLD

5
6
7 By: 
8 Donald A. Diebold
9 Attorney for Plaintiff HOUSER BROS. CO.
10 Dba RANCHO DEL REY MOBILE HOME
11 ESTATES
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SUPPORTING DECLARATION OF DONALD A. DIEBOLD

I, Donald A. Diebold, Declare as follows

1. That I am an attorney duly licensed to practice law before all the courts of the State of California and am a partner in the Law Firm of Alston, Alston & Diebold, attorneys of record for Plaintiff HOUSER BROS. CO., dba RANCHO DEL REY MOBILE HOME ESTATES.

2. That the facts set forth in this declaration are true and correct to the best of my knowledge and if called upon to testify thereto, I could competently do so.

3. Plaintiff received Check No. 0058066665 on or about **November 8, 2021** in the amount of \$24,301.55 payable to HOUSER BROS. CO. from Defendant CA COVID-19 RENT RELIEF PROGRAM in regard to Defendant JAMIE GALLIAN. The check has a note "Void After 90 Days." (Hereinafter the "**CHECK**") A true and correct copy of the CHECK is attached hereto as **Exhibit "1."**

4. Plaintiff is the owner of a Mobile Home Park known as Rancho Del Rey Mobile Estates in Huntington Beach, and has a superior right to possession thereof. Rancho Del Rey Mobile Estates rents out spaces for occupancy to tenants who own their own mobile homes.

5. Plaintiff filed a Complaint for Forcible Entry / Detainer (Mobilehome Park) against Defendant GALLIAN, and all other occupants and persons in possession without a signed lease agreement on or about **January 2, 2019**, Orange County Superior Court Case No. 30-2019-01041423-CL-UD-CJC (Hereinafter the "**UNLAWFUL DETAINER ACTION**"). The UNLAWFUL DETAINER ACTION relates to Defendant GALLIAN's occupation of a mobile home space at Rancho Del Rey Mobile Home Estates.

6 The complaint in the UNLAWFUL DETAINER ACTION alleges that Defendant GALLIAN has no right of tenancy and is an unlawful occupant within the meaning of Civil Code §798.75 because Defendant GALLIAN took possession of the mobile home while the mobile home was situated in Rancho Del Rey Mobile Home Estates without right or authority from Plaintiff..

1 7. The UNLAWFUL DETAINER ACTION is currently stayed as a result of Defendant
2 GALLIAN's bankruptcy petition which was filed on July 9, 2021, Case No. 8:21-bk-11710-ES
3 assigned to Judge Erithe A. Smith, (Hereinafter the "**BANKRUPTCY ACTION**").

4 8. That I made a prior ex parte application in this Interpleader Action for an order to
5 allow deposit of the funds into the Interpleader court and specifically declare that the deposit of the
6 funds did not create a tenancy with Defendant JAMIE GALLIAN. The ex parte application was
7 heard on January 20, 2022.

8 9. That I was present for the telephonic hearing of the ex parte application on January 20,
9 2022. Mr. Jeff Golden, the Bankruptcy Trustee and Ms. Jackie Vu, counsel for Defendant HCD
10 erroneously sued as CA COVID 19 RENT RELIEF PROGRAM, were also present. Defendant
11 GALLIAN was not present. The court did not want to issue an order based on the request due to a
12 potential violation of the Bankruptcy Court stay. During the hearing, Mr. Golden advised the court
13 that the Bankruptcy Trustee could deposit the CHECK event though the check was made out to
14 HOUSER BROS. CO. The Court ordered the check to be delivered to the Bankruptcy Trustee as
15 everyone appeared to agree to such solution.

16 10. That I sent the CHECK to Mr. Golden on January 20, 2022.

17 11. That I received correspondence from Mr. Golden on January 20, 2022 at 5:37 pm, after
18 the CHECK was sent, advising that he could not deposit the CHECK unless the CHECK was
19 endorsed. The email correspondence was copied to Defendant GALLIAN. A true and correct copy
20 of the e-mail correspondence is attached hereto as **Exhibit "2."**

21 12. That I received a copy of Defendant JAMIE CALLIAN's rent relief application for the
22 CHECK on January 26, 2022. A true and correct copy of the application is attached hereto as
23 **Exhibit "3."**

24 13. Attached hereto as **Exhibit "4"** is a true and correct copy of e-mail correspondence
25 that I sent to Defendant GALLIAN on January 31, 2022 to advise that based upon
26 misrepresentations in Defendant GALLIAN's application to the CA COVID 19 RENT RELIEF
27 PROGRAM, Plaintiff HOUSER BROS CO. dba RANCHO DEL REY MOBILE HOME ESTATES
28 required a court order regarding the deposit of the CHECK.

1 14. Attached hereto as **Exhibit "5"** is a true and correct copy of Defendant GALLIAN's
2 request to the Bankruptcy Court over the CHECK.

3 15. Attached hereto as **Exhibit "6"** is a true and correct copy of the Bankruptcy court's
4 denial of Defendant GALLIAN's request to over the CHECK.

5 16. Attached hereto as **Exhibit "7"** is a true and correct copy of Defendant GALLIAN's
6 request to the Unlawful Detainer Court over the CHECK.

7 17. Attached hereto as **Exhibit "8"** is a true and correct copy of the Unlawful Detainer
8 Court's minute order striking Defendant GALLIAN's request to over the CHECK.

9 18. Attached hereto as **Exhibit "9"** is a true and correct copy of Defendant GALLIAN's
10 email notice on February 4, 2022 at 2:20 pm regarding the within ex parte application.

11 19. That I received correspondence from Ms. Jackie Vu, counsel for Defendant HCD
12 erroneously sued as CA COVID 19 RENT RELEASE PROGRAM. Ms. Vu advised that sh was
13 unable to arrange a CourtCall appearance for the within ex parte application due to the tardy notice
14 from Defendant GALLIAN and that she did not waive the defects in the notice.

15 20. That I contacted CourtCall and was unable to arrange a CourtCall appearance for the
16 within ex parte application due to the tardy notice from Defendant GALLIAN.

17
18 I declare under penalty of perjury under the Laws of the State of California that the foregoing is
19 true and correct.

20 Executed this 6th day of February, 2022 at Mission Viejo, California.

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24 Donald A. Diebold, Esq., Declarant
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PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF ORANGE

I am employed in the County of Orange, State of California. I am over the age of 18 and not a party to the within action; my business address is 27201 Puerta Real, Ste 300, Mission Viejo, CA 92691.

On February 7, 2022, I served the foregoing document described as

OPPOSITION TO DEFENDANT GALLIAN'S EX PARTE APPLICATION TO IMMEDIATELY HEAR REQUEST FOR ORDER TO DEPOSIT INTERPLEADER FUNDS, OR IN THE ALTERNATIVE, SHORTEN TIME OF NOTICE AND SPECIALLY SET HEARING DATE FOR THE REQUEST

 Mailing: True copies of the FOREGOING DOCUMENTS were enclosed in sealed envelopes addressed as stated on the attached Service list. I am readily familiar with the firm's practice for collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service in the ordinary course of business on that same day with postage thereon fully prepaid, at a post office, mailbox, subpost office, substation, or mail chute, or other like facility regularly maintained by the United States Postal Service, at Santa Ana California. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in this affidavit.

 Express Mail: True copies of the FOREGOING DOCUMENTS were enclosed in sealed envelopes addressed as stated on the attached Service list. Said envelopes and/or documents were deposited in a box or other facility regularly maintained by , an express service carrier, or delivered to a courier or driver authorized by said express service carrier to receive documents, in an envelope designated by the said express service carrier, with delivery fees paid or provided for, and addressed as stated on the attached Service list.

 x E-Mail: The FOREGOING DOCUMENTS were transmitted by E-Mail to the persons on the attached Service list, whose E-Mail Addresses are listed on the service list, and are the latest E-Mail Addresses provided by said persons on the attached Service list, on any document filed by said person in this matter, and served upon the party making the within service. The transmission was reported as complete without error.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 7th day of February, 2022, at Mission Viejo, California


Donald A. Diebold

SERVICE LIST

Jackie K. Vu
Deputy Attorney General
Land Use & Conservation Section, Public
Rights Division
California Department of Justice
(213) 269-6440
Jackie.Vu@doj.ca.gov

Attorney for Defendant HCD erroneously sued as
CA COVID-19 RENT RELIEF PROGRAM

Jeffrey I. Golden (TR)
Weiland Golden Goodrich LLP
P.O. Box 2470
Costa Mesa, CA 92628-2470
714-966-1000
jgolden@wglp.com
Case No. 8:21-bk-11710-ES

Defendant

Jamie Gallian
16227 Monterey Lane #376
Huntington Beach, CA 92649
jamiegallian@gmail.com

Defendant

James Casello
Casello & Lincoln
5254 Cabrillo Park Drive #104
Santa Ana, CA 92701
714-541-8700
jhctlex@yahoo.com

Attorney for Defendant GALLIAN in the
UNLAWFUL DETAINER ACTION

D. Edward Hays
Marshack Hays LLP
870 Roosevelt
Irvine, CA 92620
949-333-777
EHays@MarshackHays.com

Attorney for Plaintiff in the BANKRUPTCY
ACTION

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EXHIBIT 1

Case 8:21-cv-011710-SC
 2020 West El Camino Avenue
 Sacramento, CA 95833
 8334302122

Doc 101-3 Filed 05/26/22 Entered 05/27/22 09:41:34 Desc
 4 of 4 Motion Page 62 of 94
 Entry: 888-237-9615
 90-7162/3222

11/8/202

AY TO THE HOUSER BROS. CO.
 RDER OF

\$ 24301.51

venty-Four Thousand Three Hundred One and 55/100

DOLLAR

0022519 01 AB 0.458 "AUTO TS 2 5222 92649-227699 -C11-P22541-1

VOID AFTER 90 DAYS



HOUSER BROS. CO.
 16222 MONTEREY LN OFC
 HUNTINGTON BEACH, CA 92649-2276

John R. Ritz

rom: CA COVID-19 Rent Relief Program
 ay To: HOUSER BROS. CO.

Date: 11/8/2021
 Check #: 58066865

Invoice #	Bill Amount	Payment Amount
768-182460	\$24,301.55	\$24,301.55
total		\$24,301.55

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EXHIBIT 2

Don Diebold

From: Jeff Golden <jgolden@wglp.com>
Sent: Thursday, January 20, 2022 5:37 PM
To: Jamie Galian
Cc: Don Diebold; jhctlex@yahoo.com; EHays@marshackhays.com; chris@chrisblanklaw.com; Bradley.Sutton@hcd.ca.gov; Jackie.Vu@doj.ca.gov; Vivienne Alston
Subject: Re: Houser Bros Co v. Galian Interpleader Action

Don

Did you endorse the check ? Otherwise I don't believe that I can deposit it .

Please let me know .

Thank you .

Jeff

Sent from my iPhone

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
3250 Fairesta Street
La Crescenta, CA 90214

A true and correct copy of the foregoing document entitled (*specify*): Notice of Motion and Motion Confirming that No Stay Is in Effect for Criminal Restitution Case, Or, If An Automatic Stay Exists, Then for Relief From Stay; Memorandum of Points and Authorities; Declaration of Janine Jasso; Proposed Order will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 05/25/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See NEF for confirmation of electronic transmission to the U.S. trustee, any trustee in this case, and to any attorneys who received service by NEF.

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (*date*) 5/25/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor and Defendant	Michael Poole	Def. J-Sandcastle Co, LLC	Def. J-Pad, LLC
Jamie Lynn Gallian	Feldsott & Lee	Ronald J Pierpont, CEO	Robert L McLelland, CEO
16222 Monterey Lane, Spc 376	23161 Mill Creek Dr., Ste 300	16222 Monterey Lane, Spc 376	16222 Monterey Lane, Spc 376
Huntington Beach, CA 92649	Laguna Hills, CA 92653	Huntington Beach, CA 92649	Huntington Beach, CA 92649

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 5/25/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Via Overnight Mail: Honorable Erithe A. Smith
United States Bankruptcy Court
411 West Fourth Street, Suite 5040
Santa Ana, CA 92701

Via Email: Debtor Jamie Lynn Gallian
Jamiegallian@gmail.com

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

5-25-2022
Date

Charles Rojas
Printed Name

/s/ Charles Rojas
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

EXHIBIT 4

ERIC P. ISRAEL (State Bar No. 132426)
eisrael@DanningGill.com
AARON E. DE LEEST (State Bar No. 216832)
adeleest@DanningGill.com
DANNING, GILL, ISRAEL & KRASNOFF, LLP
1901 Avenue of the Stars, Suite 450
Los Angeles, California 90067-6006
Telephone: (310) 277-0077
Facsimile: (310) 277-5735

Attorneys for Jeffrey I. Golden,
Chapter 7 Trustee

FILED & ENTERED

MAR 04 2022

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY *duarte* DEPUTY CLERK

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re

JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-ES

Chapter 7

**ORDER AUTHORIZING TRUSTEE'S
ABANDONMENT OF ESTATE'S
INTEREST IN DEBTOR'S COVID 19
RENT RELIEF CHECK**

[No Hearing Required]

The Court having reviewed the Trustee's Notice of Intent to Abandon Estate's Interest in Debtor's Covid 19 Rent Relief Check (the "Notice of Intent") (*docket no. 60*), filed by Jeffrey I. Golden, as Chapter 7 Trustee for the bankruptcy estate (the "Estate") of Jamie Lynn Gallian (the "Debtor"), and no objections or opposition having been filed to the Notice of Intent, the Court hereby

///

///


///

1 ORDERS THAT:

2 1. The Estate's interest in the Covid 19 rent relief check, dated November 8, 2021,
3 check no. 005806665, in the amount of \$24,301.55, payable to Houser Bros. Co., is abandoned to
4 the Debtor.

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23 Date: March 4, 2022


Erithe Smith
United States Bankruptcy Judge

CA COVID-19 Rent Relief Program
 2020 West El Camino Avenue
 Sacramento, CA 95833
 8334302122

JPMorgan Chase Bank, N.A.
 Verify: 888-237-9615
 90-7162/3222

0058066665

11/8/2021

PAY TO THE ORDER OF HOUSER BROS. CO.

\$ 24301.55

Twenty-Four Thousand Three Hundred One and 55/100

DOLLARS

0022519 01 AB 0458 **AUTO T5 2 5222 92649-227699 -C11-P22541-1

VOID AFTER 90 DAYS



HOUSER BROS. CO.
 16222 MONTEREY LN OFC
 HUNTINGTON BEACH, CA 92649-2276

John R. Kelly

From: CA COVID-19 Rent Relief Program
 Pay To: HOUSER BROS. CO.

Date: 11/8/2021
 Check #: 58066665

Invoice #	Bill Amount	Payment Amount
L: 768-182460	\$24,301.55	\$24,301.55
Total		\$24,301.55

Houser Bros. Co.
 16222 Monterey Ln OFC
 Huntington Beach, CA 92649
 1748461429

Invoice #: L 768-182460
 Invoice Date: 11/01/21
 Amount Due: \$0.00

Bill To:

CA COVID-19 Rent Relief Program
 2020 West El Camino Avenue
 Sacramento, CA 95833
 United States

Due Date
11/03/21

Item	Description	Quantity	Price	Amount
		1	\$24,301.55	\$24,301.55

Subtotal: \$24,301.55
 Sales Tax: **\$0.00**
 Total: \$24,301.55
 Payments: \$24,301.55
 Amount Due: \$0.00



Verification of Program Participation

This notice will verify the status of the following application, which has been received by the CA COVID-19 Rent Relief Program. This notice is being provided in accordance with Code of Civil Procedure section 1179.12.

If you have any questions, reach out to our Call Center at 1-833-430-2122 or by email at EvictionPrevention@ca-rentrelief.com.

Case ID: 328768

Property Address: 16222 Monterey Lane , Space 376, Huntington Beach, CA 92649

Application Status: Recertification Submitted

Application Submission Date: 6/9/2021

Sincerely,

The California COVID-19 Rent Relief Program



	Rental
April 2020	\$1,584.39
May 2020	\$1,600.25
June 2020	\$1,568.77
July 2020	\$1,619.54
August 2020	\$1,618.07
September 2020	\$1,630.56
October 2020	\$1,585.81
November 2020	\$1,614.01
December 2020	\$1,608.39
January 2021	\$1,603.00
February 2021	\$1,711.71
March 2021	\$1,658.33
April 2021	\$1,649.20
May 2021	\$1,599.49
June 2021	\$1,650.03
July 2021	
August 2021	
September 2021	
October 2021	
November 2021	
December 2021	
Arrears Payment Amount	\$24,301.55
Prospective Payment Amount	\$0.00
Total Payment Approved	\$24,301.55

EXHIBIT 5

<p>Attorney or Party Name, Address, Telephone & FAX Numbers, State Bar Number & Email Address</p> <p>JAMIE LYNN GALLIAN 16222 MONTEREY LANE UNIT 376 HUNTINGTON BEACH, CA 92649 (714) 321-3449 jamiegallian@gmail.com</p> <p><input checked="" type="checkbox"/> Debtor appearing without attorney <input type="checkbox"/> Attorney for Debtor</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>			
<p>In re:</p> <p>JAMIE LYNN GALLIAN</p> <p>Debtor(s).</p>		<p>CASE NUMBER: 8:21-bk-11710-ES CHAPTER: 7</p> <p>DEBTOR'S NOTICE OF MOTION AND MOTION TO AVOID LIEN UNDER 11 U.S.C. § 522(f) (REAL PROPERTY) AMENDED</p> <p>[No hearing required unless requested under LBR 9013-1(o)]</p>	
<p>Creditor Name: The Huntington Beach Gables Homeowners Association</p>			

TO THE CREDITOR, ATTORNEY FOR CREDITOR AND OTHER INTERESTED PARTIES:

1. **NOTICE IS HEREBY GIVEN** that Debtor moves this court for an order, pursuant to LBR 9013-1(o) upon notice of opportunity to request a hearing (*i.e.*, without a hearing unless requested), avoiding a lien on the grounds set forth below.
2. **Deadline for Opposition Papers:**
Pursuant to LBR 9013-1(o), any party opposing the motion may file and serve a written opposition and request a hearing on this motion. If you fail to file a written response within 14 days of the date of service of this notice of motion and motion, plus an additional 3 days unless this notice of motion and motion was served by personal delivery or posting as described in Federal Rules of Civil Procedure 5(b)(2)(A)-(B), the court may treat such failure as a waiver of your right to oppose this motion and may grant the requested relief.

"Bankruptcy Code" and "11 U.S.C." refer to the United States Bankruptcy Code, Title 11 of the United States Code. "FRBP" refers to the Federal Rules of Bankruptcy Procedure. "LBR" and "LBRs" refer to the Local Bankruptcy Rule(s) of this court.

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

3. Type of Case:

- a. ☒ A voluntary petition under Chapter ☒ 7 ☐ 11 ☐ 12 ☐ 13 was filed on: 07/09/2021
- b. ☐ An involuntary petition under Chapter ☐ 7 ☐ 11 was filed on: _____
- ☐ An order of relief under Chapter ☐ 7 ☐ 11 was entered on: _____
- c. ☐ An order of conversion to Chapter ☐ 7 ☐ 11 ☐ 12 ☐ 13 was entered on: _____
- d. ☐ Other: _____

4. Procedural Status:

- a. ☒ Name of Trustee appointed (if any): JEFFREY GOLDEN
- b. ☒ Name of Attorney for Trustee (if any): Danning, Gill, Israel & Krasnoff, L.L.P.

5. Debtor claims an exemption in the subject real property under:

- a. ☒ California Code of Civil Procedure § 704.930 (Homestead): Exemption amount claimed on schedules: \$ 600,000.00
- b. ☐ California Code of Civil Procedure § _____ Exemption amount claimed on schedules: \$ _____
- c. ☒ Other statute (specify): Declared Homestead filed 7/9/2021 PURSUANT TO 11 U.S.C. §§522 (P)(2)(B) BELOW

6. Debtor's entitlement to an exemption is impaired by a judicial lien, the details of the lien are as follows:

- a. Date of entry of judgment (specify): _____
- b. Case name (specify): See Attachment A
- c. Name of court: Orange County Superior Court
- d. Docket number (specify): See Att. A
- e. Date (specify): _____ and place (specify) See Att. A of recordation of lien
- f. Recorder's instrument number (specify): See Att. A

7. The property claimed to be exempt is as follows:

- a. Street address, city, county and state, where located, (specify): 16222 Monterey Lane Unit 376 Huntington Beach, CA 92649 (Fair Market Value Debtors Interest \$235,000.00)
- b. Legal description (specify): See Attachment B

☐ See attached page

8. Debtor acquired the property claimed as exempt on the following date (specify): 2/25/2021 ~~11/01/2018~~ 11 U.S.C. §§522(P)(2)(B)

9. Debtor alleges that the fair market value of the property claimed exempt is: \$ 235,000.00

10. The subject property is encumbered with the following liens (list mortgages and other liens in order of priority and place an "X" as to the lien to be avoided by this motion):

Name of Lienholder	"X"	Date Lien Recorded	Original Lien Amount	Current Lien Amount	Date of Current Lien
None	<input type="checkbox"/>		\$	\$	
	<input type="checkbox"/>		\$	\$	
	<input type="checkbox"/>		\$	\$	
	<input type="checkbox"/>		\$	\$	

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

11. Debtor attaches copies of the following documents in support of the motion (as appropriate):

- a. ☒ Schedule C to bankruptcy petition listing all exemptions claimed by Debtor
- b. ☐ Appraisal of the property
- c. ☐ Documents showing current balance due as to the liens specified in paragraph 11 above
- d. ☒ Recorded Abstract of Judgment
- e. ☒ Recorded Declaration of Homestead (Homestead Exemption)
- f. ☒ Declaration(s)
- g. ☒ Other (specify):

Preliminary Title Report dated October 18, 2018, sold 10/31/2018, APN 937-630-53, debtors previous home w/o any Huntingting Beach Gables Homeowners Association liens att. to property; Curr. HCD Certificate of Title.

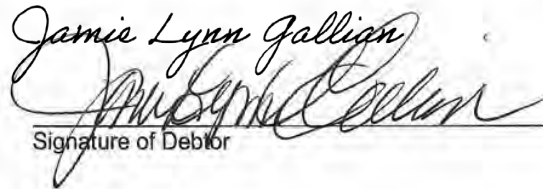
12. Total number of attached pages of supporting documentation: _____

13. Debtor declares under penalty of perjury under the laws of the United States of America that the foregoing is true and correct [28 U.S.C. § 1746(1) and (2)].

WHEREFORE, Debtor requests that this court issue an order avoiding Creditor's lien in the form of the **Attachment** to this motion.

7/22/2022

Executed on (date): ~~XXXXXXX~~


Signature of Debtor

JAMIE LYNN GALLIAN

Printed name of Debtor

Date: _____

Signature of Attorney for Debtor

Printed name of Attorney for Debtor

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**ATTACHMENT TO MOTION/ORDER
(11 U.S.C. § 522(f): AVOIDANCE OF REAL PROPERTY JUDICIAL LIENS)**

This court makes the following findings of fact and conclusions of law:

1. **Creditor Lienholder/Service:** The Huntington Beach Gables Homeowners Association
2. **Subject Lien:** Date and place of recordation of lien (*specify*): Orange County Superior Court - See Attached
recording dates and recorder's instrument numbers (See Attachment A)
Recorder's instrument number or document recording number: (See Attachment A)
3. **Collateral:** Street address, city, county and state, where located, legal description and/or map/book/page number, including county of recording:
16222 Monterey Lane Unit 376 Huntington Beach, CA 92649 (See Attachment B)
☐ See attached page.
4. **Secured Claim Amount**
 - a. Value of Collateral: \$ 235,000.00
 - b. Amounts of Senior Liens (reducing equity in the property to which the subject lien can attach):
 - (1) First lien: (\$)
 - (2) Second lien: (\$)
 - (3) Third lien: (\$)
 - (4) Additional senior liens (*attach list*): (\$)
 - c. Amount of Debtor's exemption(s): (\$ 600,000.00)
 - d. Subtotal: (\$ 600,000.00)
 - e. Secured Claim Amount (negative results should be listed as -\$0-): \$ 0.00

Unless otherwise ordered, any allowed claim in excess of this Secured Claim Amount is to be treated as a nonpriority unsecured claim and is to be paid pro rata with all other nonpriority unsecured claims (in Chapter 13 cases, Class 5A of the Plan).
5. **Lien avoidance:** Debtor's request to avoid the Subject Lien is granted as follows. The fixing of the Subject Lien impairs an exemption to which Debtor would otherwise be entitled under 11 U.S.C. § 522(b). The Subject Lien is not a judicial lien that secures a debt of a kind that is specified in 11 U.S.C. § 523(a)(5) (domestic support obligations). The Subject Lien is void and unenforceable except to the extent of the Secured Claim Amount, if any, listed in paragraph 4.e. above.
☐ See attached page(s) for more liens/provisions.

This form is optional. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

500 S. Main Street, First Floor, Suite 103
Orange, CA 92868-4512
or
P. O. Box 628
Santa Ana, CA 92702-0628



CLAUDE PARRISH
COUNTY ASSESSOR
Telephone: (714) 834-3821
FAX: (714) 834-2565
www.ocassessor.gov

ESTABLISHED 1889

OFFICE OF THE ASSESSOR

July 21, 2022

891-569-62 HX

GALLIAN, JAMIE LYNN
16222 MONTEREY LN, SPC 376
HUNTINGTON BEACH, CA 92649

SUBJECT: Assessor Parcel Number: 891-569-62

Property Address: 16222 MONTEREY LN, UNIT 376, HUNTINGTON BEACH

The Homeowners' Exemption on the above property has been active in Orange County as of **02-25-2021**

Claimant Name: GALLIAN, JAMIE LYNN

If you have any questions, please call our office at (714) 834-3821.

Sincerely,

CLAUDE PARRISH
County Assessor

By
Exemptions Division

HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF A PERMANENT
RECORD OF THE ASSESSOR'S OFFICE.
ORANGE COUNTY, CALIFORNIA



CLAUDE PARRISH
COUNTY ASSESSOR

BY *Neil Sol*

2022 JUL 21 PM 2:22
CLAUDE PARRISH
ORANGE COUNTY ASSESSOR

2022-23 Secured Assessment Roll

CLAUDE PARRISH, ORANGE COUNTY ASSESSOR

Full Parcel Report: Page 1 of 1

As of January 1st, 2022

Parcel No: 891-569-62	Tax Rate Area: 04-902	Property Type: MOBILE HOME
Owner / Mailing Address		
Assessee: GALLIAN, JAMIE LYNN Address: 16222 MONTEREY LN, SPC, 376 City, State: HUNTINGTON BEACH, CA Zip: 92649		
Description		
Assessed Value	Exemptions	Dates
Land: 0	Exe Type: HOMEOWNER	Land BaseYear: 2021
Improvement: 0		Improvement Base Year: 2021
Personal Property: 86,339		Tax Lien Status:
Other: 0		
Gross: 86,339		
Less Exemption: 7,000		
Net: 79,339		
Sale History		
Reference Number: M2085154		
Additional Information		
Legal Description: T MHP RANDRE MSP 376		

I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF A PERMANENT
RECORD OF THE ASSESSOR'S OFFICE.
ORANGE COUNTY, CALIFORNIA



CLAUDE PARRISH
COUNTY ASSESSOR

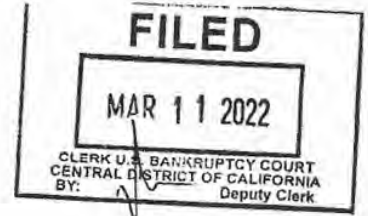
BY *Neilson*

2022 JUL 21 PM 2:18
ORANGE COUNTY ASSESSOR
CLAUDE PARRISH

9

HOMESTEAD DECLARATION

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA



In re: JAMIE LYNN GALLIAN

CASE NO. 8:21-bk-11710-ES

Debtor

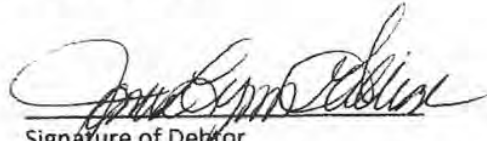
Verification of Declaration of Homestead filed with

Orange County Clerk Recorder

DOC NO. 2021000443659

The above-named Debtor(s) hereby verify that the attached Homestead Declaration is a true and correct copy to the best of the knowledge.

Date: 3/9/2022


Signature of Debtor

Michael S. Devereux
Wex Law
9171 Wilshire Blvd. Ste. 500
Beverly Hills, CA 90210-5536

Patricia Ryan
20949 Lassen St. Apt 208
Chatsworth, CA 91311-4239

Raquel Flyer-Dashner
4120 Birch St. Ste. 101, Newport
Beach, CA 92660-2228

Rutan & Tucker
18575 Jamboree Rd. 9th FL Irvine,
CA 92612

Steven A. Fink
13 Corporate Plaza Ste. 150
Newport Beach, CA 92660-7919

The Huntington Beach Gables
Homeowners Association
c/o Epstein Grinnell & Howell APC
10200 Willow Creek Road, Ste 100
San Diego, CA 92131-1669

United Airlines
233 S. Hacker Dr.
Chicago, IL 60606-6462

Vivienne J Alston
Alston, Alston & Diebold
27201 Puerta Real Ste 300
Mission Viejo, CA 92691-8590

Orange County Alternate
Defenders Office
600 W. Santa Ana, Ste. 600
Santa Ana, CA 92701

People of the St of CA
8141 13th Street
Westminster, CA 92683-4576

Randall Nickell
4476 Alderport Dr.
Huntington Beach, CA 92649-2288

Superior Court of California
County Of Orange
711 Civic Center Drive, West
Santa Ana, CA 92701

Suzanne Tague Ross Wolcott,
Teinert, Prout
3151 Airway Ave. S-1
Costa Mesa, CA 92626-4627

Theodore Phillips
17612 Sandea Lee
Huntington Beach, CA 92649

United Airlines
P.O. Box 0675
Carol Stream, 60132-0675

Orange County Public Defender
801 Civic Center Drive, West
Santa Ana, CA 92702

Randell Nickel
c/o Mark Mellor, Esq.
6800 Indiana Ave. Ste. 220
Riverside, CA 92506-4267

Robert P. Warmington Co.
c/o BS Investors LP
18201 Von Karmen Ste. 450
Irvine, CA 92612-1195

Sandra L. Bradley
18 Meadowwood,
Coto De Caza, 92679

Stanley Feldsott: Esq
Feldsott & Lee
23161 Mill Creek Drive Ste. 300
Laguna Hills, CA 92653-7907

S 4, A California Limited
Partnership
1001 Dove Street Ste. 230
Newport Beach, CA 92660

US BANK
PO Box 5229
Cincinnati, OH 45201-5229

18

Recording Requested by :

J-SANDCASTLE CO LLC

JAMIE LYNN GALLIAN
16222 MONTEREY LANE #376
HUNTINGTON BEACH, CA 92649Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

88.00

2021000443659 12:48 pm 07/09/21

18 414A D04 2

0.00 0.00 0.00 0.00 3.00 0.00 0.000.0075.00 3.00

When recorded mail to:

JAMIE LYNN GALLIAN
16222 MONTEREY LANE #376
HUNTINGTON BEACH, CA 92649**HOMESTEAD DECLARATION**

CCP \$704.930

SPACE ABOVE THIS LINE FOR RECORDER USE ONLY

APN#: 891-569-62

1. Name(s) of Declared Homestead owners:

JAMIE LYNN GALLIAN

do hereby claim a Declared

Homestead in the following real property located in:

the City of HUNTINGTON BEACH, CA

County of ORANGE

State of California,

more commonly known as:

16222 MONTEREY LANE SPACE 376 HUNTINGTON BEACH, CA 92649

(Insert Common Street Address Above)

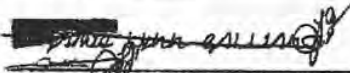
and more particularly described as follows:

2014 SKYLINE CUSTOM VILLA DECAL NO. LBM1081 SERIAL NO. AC7V710394GB; AC7V710394GA; LOCATED ON LOT 376
ON APN 178-011-16, TRACT 10542, UNIT 4, PARCEL MAP BOOK 108, PG(S) 47 & 48

(Insert Property Legal Description Above)

2. The Declared Homestead is the principal dwelling of the Declared Homestead Owner(s) listed above or such person(s) spouse.**3. The Declared Homestead Owner(s) listed above, or such person(s) spouse, resides in the Declared Homestead on the date this Homestead Declaration is recorded.****4. The facts stated in this Homestead Declaration are known to be true as of the personal knowledge of the person(s) below executing and acknowledging this Homestead Declaration.**

Dated: 07/08/2021


(Signature of Declared Homestead Owner or Spouse)

JAMIE LYNN GALLIAN

(Printed Name of Declared Homestead Owner or Spouse)


(Signature of Declared Homestead Owner or Spouse)JAMIE LYNN GALLIAN
(Printed Name of Declared Homestead Owner or Spouse)

(See Attached Acknowledgment)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of OrangeOn 7/9/21 before me, Greg Buysman, Notary Public
(insert name and title of the officer)

personally appeared Janice Lynn Galligan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

0↓

EXHIBIT A

EXHIBIT A

Fill in this information to identify your case and this filing:

Debtor 1 **Jamie Lynn Gallian**
First Name Middle Name Last Name

Debtor 2
(Spouse, if filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA—SANTA ANA DIVISION**

Case number **8:21-bk-11710-ES**

☐ Check if this is an amended filing

Official Form 106A/B Schedule A/B: Property

12/15

In each category, separately list and describe items. List an asset only once. If an asset fits in more than one category, list the asset in the category where you think it fits best. Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Describe Each Residence, Building, Land, or Other Real Estate You Own or Have an Interest In

1. Do you own or have any legal or equitable interest in any residence, building, land, or similar property?

☐ No. Go to Part 2.

☒ Yes. Where is the property?

1.1

16222 Monterey Ln. Unit 376

Street address, if available, or other description

Huntington Beach CA 92649-0000

City State ZIP Code

Orange

County

What is the property? Check all that apply

- ☐ Single-family home
☐ Duplex or multi-unit building
☐ Condominium or cooperative
☒ Manufactured or mobile home
☐ Land
☐ Investment property
☐ Timeshare
☐ Other

Who has an interest in the property? Check one

- ☒ Debtor 1 only
☐ Debtor 2 only
☐ Debtor 1 and Debtor 2 only
☐ At least one of the debtors and another

Other information you wish to add about this item, such as local property identification number: **LPT 891-569-62**

Do not deduct secured claims or exemptions. Put the amount of any secured claims on *Schedule D: Creditors Who Have Claims Secured by Property*.

Current value of the entire property?

\$ unknown

Current value of the portion you own?

\$235,000.00

Describe the nature of your ownership interest (such as fee simple, tenancy by the entireties, or a life estate), if known.

Existing 1979 80 year Ground Leasehold Parcel 1 & 2 Tract 10542, Unit(s) 1,2,3,4

☐ Check if this is community property (see instructions)

2. Add the dollar value of the portion you own for all of your entries from Part 1, including any entries for pages you have attached for Part 1. Write that number here.....=>

\$235,000.00

Part 2: Describe Your Vehicles

Do you own, lease, or have legal or equitable interest in any vehicles, whether they are registered or not? Include any vehicles you own that someone else drives. If you lease a vehicle, also report it on *Schedule G: Executory Contracts and Unexpired Leases*.

Debtor 1 **Jamie Lynn Gallian**Case number (if known) **8:21-bk-11710-ES**

3. Cars, vans, trucks, tractors, sport utility vehicles, motorcycles

- ☒ No
☐ Yes

4. Watercraft, aircraft, motor homes, ATVs and other recreational vehicles, other vehicles, and accessories

Examples: Boats, trailers, motors, personal watercraft, fishing vessels, snowmobiles, motorcycle accessories

- ☒ No
☐ Yes

5. Add the dollar value of the portion you own for all of your entries from Part 2, including any entries for pages you have attached for Part 2. Write that number here.....=>

\$0.00**Part 3: Describe Your Personal and Household Items**

Do you own or have any legal or equitable interest in any of the following items?

Current value of the
portion you own?
Do not deduct secured
claims or exemptions.

6. Household goods and furnishings

Examples: Major appliances, furniture, linens, china, kitchenware

- ☐ No
☒ Yes. Describe.....

Misc. household goods and furnishings
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA
92649

\$3,500.00

waterford crystal set red and white wine glasses

\$1,000.00

7. Electronics

Examples: Televisions and radios; audio, video, stereo, and digital equipment; computers, printers, scanners; music collections; electronic devices including cell phones, cameras, media players, games

- ☐ No
☒ Yes. Describe.....

Wall television, computer, printer and peripherals
Location: 16222 Monterey Lane, Space 376, Huntington Beach CA
92649

\$500.00

8. Collectibles of value

Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; stamp, coin, or baseball card collections; other collections, memorabilia, collectibles

- ☐ No
☒ Yes. Describe.....

Lladro figurine collection (20)

\$1,900.00

9. Equipment for sports and hobbies

Examples: Sports, photographic, exercise, and other hobby equipment; bicycles, pool tables, golf clubs, skis; canoes and kayaks; carpentry tools; musical instruments

- ☒ No
☐ Yes. Describe.....

10. Firearms

Examples: Pistols, rifles, shotguns, ammunition, and related equipment

- ☒ No
☐ Yes. Describe.....

Official Form 106A/B

Schedule A/B: Property

page 2

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Best Case Bankruptcy

Debtor 1 Jamie Lynn GallianCase number (if known) 8:21-bk-11710-ES**11. Clothes***Examples:* Everyday clothes, furs, leather coats, designer wear, shoes, accessories☐ No☒ Yes. Describe.....Misc. clothingLocation: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649\$1,000.00**12. Jewelry***Examples:* Everyday jewelry, costume jewelry, engagement rings, wedding rings, heirloom jewelry, watches, gems, gold, silver☐ No☒ Yes. Describe.....Movado wrist watch (20 yrs. old); costume jewelry, misc. non-gold chains/bracelets, and earrings.Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649\$1,000.00**13. Non-farm animals***Examples:* Dogs, cats, birds, horses☐ No☒ Yes. Describe.....5-year old Wired Terrier Dog\$25.00**14. Any other personal and household items you did not already list, including any health aids you did not list**☒ No☐ Yes. Give specific information.....**15. Add the dollar value of all of your entries from Part 3, including any entries for pages you have attached for Part 3. Write that number here**\$8,925.00**Part 4: Describe Your Financial Assets****Do you own or have any legal or equitable interest in any of the following?****Current value of the portion you own?**
Do not deduct secured claims or exemptions.**16. Cash***Examples:* Money you have in your wallet, in your home, in a safe deposit box, and on hand when you file your petition☒ No☐ Yes.....**17. Deposits of money***Examples:* Checking, savings, or other financial accounts; certificates of deposit; shares in credit unions, brokerage houses, and other similar institutions. If you have multiple accounts with the same institution, list each.☐ No☒ Yes.....

Institution name:

17.1. EDD Debit account Bank of America\$3,793.0017.2. SavingsAlliant Credit Union--Only funds are Covid-19 relief funds from the government.\$1,407.00

Debtor 1 **Jamie Lynn Gallian**Case number (if known) **8:21-bk-11710-ES****17.3. Savings****Alliant Credit Union--Only funds are Covid-19 relief funds from the government.****\$2,600.00****18. Bonds, mutual funds, or publicly traded stocks***Examples: Bond funds, investment accounts with brokerage firms, money market accounts*☒ No☐ Yes.....

Institution or issuer name:

19. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including an interest in an LLC, partnership, and joint venture☐ No☒ Yes. Give specific information about them.....Name of entity:

% of ownership:

19.1 J-Sandcastle Co, LLC- Assets include a bank account of less than \$1,000.

Debtor peacefully resided at 4476 Alderport since 11/23/2009. On 8/5/2018, debtor was battered at her home in HOA. Criminal charges PC §242 were filed; trial is pending 19WM00951. Request for victim restitution. Debtor moved out of the HOA-Alderport home out of fear on 9/11/18.

On 9/11/2018, a three year residential property lease 5782 Pinon Dr signed. Debtors Alderport home sold on 10/31/2018. Debtor purchased investment rental property on 11/1/2018 within TRACT 10542 APN 178-011-01 located in Huntington Harbour with proceeds from unencumbered sale of her Alderport with the intent of living in the property at the end of the signed lease commitment. Debtors Retirement Funds were completely depleted from 2016-2019 legal expenses incurred defending Gables HOA civil complaints filed against her On 11/8/18, ST Court denied Gables HOA MOTION to freeze debtors equity in the Alderport sale. Debtor executed a Security Agreement and Promissory Note with the LLC dated 11/16/2018, perfected HCD Certificate of Title and UCC-1 on 1/14/2019 No. 19-7691916827. Debtor continued on medical LOA and never returned to her 20 year employment as a Flight Attendant due to the 8/5/18 battery with severe nerve injury. On February 1, 2019, Debtor successfully terminated the 3 year Pinon Drive lease agreement with Landlord Henry Newton. Debtors primary residence is 16222 Monterey Ln. Unit 376, Located on Lot 2 Tract 10542 Unit 4 per 8/7/1979 City of HB.

100 %

\$1,000.00

100 %

\$ 500.00**19.2 J-PAD, LLC. has a bank account of around \$ 500.00****20. Government and corporate bonds and other negotiable and non-negotiable instruments***Negotiable instruments include personal checks, cashiers' checks, promissory notes, and money orders.**Non-negotiable instruments are those you cannot transfer to someone by signing or delivering them.*☒ No☐ Yes. Give specific information about them

Issuer name:

21. Retirement or pension accounts*Examples: Interests in IRA, ERISA, Keogh, 401(k), 403(b), thrift savings accounts, or other pension or profit-sharing plans*☐ No☒ Yes. List each account separately.

Type of account:

Institution name:

IRA**Fidelity****\$7,400.00****22. Security deposits and prepayments***Your share of all unused deposits you have made so that you may continue service or use from a company**Examples: Agreements with landlords, prepaid rent, public utilities (electric, gas, water), telecommunications companies, or others*☒ No

Yes.....

Institution name or individual:

23. Annuities (A contract for a periodic payment of money to you, either for life or for a number of years)☒ No☐ Yes.....

Issuer name and description:

24. Interests in an education IRA, in an account in a qualified ABLE program, or under a qualified state tuition program.*26 U.S.C. §§ 530(b)(1), 529A(b), and 529(b)(1).*

Official Form 106A/B

Schedule A/B: Property

page 4

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Best Case Bankruptcy

Debtor 1 Jamie Lynn GallianCase number (if known) 8:21-bk-11710-ES☒ No☐ Yes. Institution name and description. Separately file the records of any interests. 11 U.S.C. § 521(c);

25. Trusts, equitable or future interests in property (other than anything listed in line 1), and rights or powers exercisable for your benefit

☒ No☐ Yes. Give specific information about them...

26. Patents, copyrights, trademarks, trade secrets, and other intellectual property

Examples: Internet domain names, websites, proceeds from royalties and licensing agreements

☒ No☐ Yes. Give specific information about them...

27. Licenses, franchises, and other general intangibles

Examples: Building permits, exclusive licenses, cooperative association holdings, liquor licenses, professional licenses

☒ No☐ Yes. Give specific information about them...

Money or property owed to you?

Current value of the
portion you own?
Do not deduct secured
claims or exemptions.

28. Tax refunds owed to you

☒ No☐ Yes. Give specific information about them, including whether you already filed the returns and the tax years.....

29. Family support

Examples: Past due or lump sum alimony, spousal support, child support, maintenance, divorce settlement, property settlement

☒ No☐ Yes. Give specific information.....

30. Other amounts someone owes you

Examples: Unpaid wages, disability insurance payments, disability benefits, sick pay, vacation pay, workers' compensation, Social Security benefits; unpaid loans you made to someone else

☒ No☐ Yes. Give specific information..

31. Interests in insurance policies

Examples: Health, disability, or life insurance; health savings account (HSA); credit, homeowner's, or renter's insurance

☒ No☐ Yes. Name the insurance company of each policy and list its value.

Company name:

Beneficiary:

Surrender or refund
value:

32. Any interest in property that is due you from someone who has died

If you are the beneficiary of a living trust, expect proceeds from a life insurance policy, or are currently entitled to receive property because someone has died.

☐ No☒ Yes. Give specific information..

32.1

Probate estate of Charles J. Bradley, Jr. Case No.
30-2017-00915711. Uncertain what, if any, proceeds will pass
to debtor.

Unknown

32.2

"Creditor's claim" in probate estate of Charles Bradley filed
by debtor for \$1 million. Unknown whether any recovery will
be awarded or available.

Unknown

Debtor 1 Jamie Lynn GallianCase number (if known) 8:21-bk-11710-ES

33. Claims against third parties, whether or not you have filed a lawsuit or made a demand for payment
Examples: Accidents, employment disputes, insurance claims, or rights to sue

☒ No☐ Yes. Describe each claim.....

34. Other contingent and unliquidated claims of every nature, including counterclaims of the debtor and rights to set off claims

☐ No☒ Yes. Describe each claim.....

34.1

Potential claim for bad faith denial of insurance against Mercury Insurance Company failure to defend/indemnify HOA Civil Action filed 4/11/2017, 18 days after title recorded. Debtor purchased homeowners insurance policy on 3/22/17

Unknown

34.2

Potential Victim Restitution Award from Jesus Jesus Jr, for battery 8/5/2018. Criminal Case pending 19WM09951. Estimated economic damages exceed \$73,000.00

Unknown

34.3

Claim against Houser Bros Co. dba Rancho Del Rey Mobilehome Estates for Violation(s) of Davis Stirling Act, MRL §798, et seq. multiple acts of retaliation, discrimination, trespassing/unlawful entry; forcible detainer, wrongful eviction, failure to timely pursue/prosecute frivolous UD claim pending since 1/2/19. Failure to apply to CA Covid19 Relief after debtor delivered 9/7/20 Declaration of Covid afflictions and hardship. No lawsuit yet filed.

Unknown

34.4

Personal Injury claim against Huntington Beach Gables HOA; Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000.

Unknown

- 34.5 Potential Claim against Master Lessor, Houser Company, Lessor(s) BS Investors, LP, S4 I, GP due to overpayment of Ground Leasehold fees charged to Consumers. Master Lessor Houser Company recorded Annexation approx. 8/17/1979. The Original Tenant Robert P. Warmington, an Ind., ro Sublessor RPW, Co. and Houser Bros Co dba Rancho Del Rey MHE misrepresent to consumers Fee Interest vs, Air-Space Condominium Project within Parcel 1 & Parcel 2; Ground Leases recorded in violation of known City of Huntington Beach Ordinance from City Attorney. Master Lessor, Tenant, & RPW, Co recorded 1979 Ground Lease and Subcondominium Lease on APN 178-011-01, and not APN 178-771-03. Only easements were recorded. Additionally, Lessors Amended CC&Rs 8/5/1980 after Final Subdivision Report was issued by DRE July 1980, without Notice to Consumers or providing NT of Copy of Rec, First Amendment to CC&Rs Doc No. 1980-5002. Subsequently in 2005, Craig Houser, RDRMHE recorded Amendment to all 80 Ground Leases without Notice to Park Consumers or Gables HOA Consumers. Huntington Beach Gables HOA has a cross-complaint pending in the ST. Court Case Randall Nickels vs. Huntington Beach Gables HOA, et al. 30-2020-01163055-CU-OR-CJC which the HOA seeks a voiding of the sale and Assignment of unexpired term of Subcondominium Leasehold APN 937-63-053, on October 31, 2018, from Debtor to bona fide purchaser Randall Nickels. Potential Cross-Petition not yet filed.

Unknown

35. Any financial assets you did not already list

☐ No☒ Yes. Give specific information..

CA COVID-19 Rent Relief Award 10/27/2021, post petition tendered to Houser Bros Co. Ck No. 58066665 \$ 24,301.55.
Not property of the estate.

\$ 0.00

- 35.1 ☒ Yes.

Bank of America Cashier's Check [uncashed] tendered rent chk Houser Bros Co.
Not property of the estate.

\$ 14,118.00

\$ 0.00

36. Add the dollar value of all of your entries from Part 4, including any entries for pages you have attached for Part 4. Write that number here.....

\$ 16,700.00

Part 5: Describe Any Business-Related Property You Own or Have an Interest In. List any real estate in Part 1.

Official Form 106A/B

Schedule A/B: Property

page 6

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Best Case Bankruptcy

Debtor 1 Jamie Lynn GallianCase number (if known) 8:21-bk-11710-ES

37. Do you own or have any legal or equitable interest in any business-related property?

- ☒ No. Go to Part 6.
- ☐ Yes. Go to line 38.

Part 6: Describe Any Farm- and Commercial Fishing-Related Property You Own or Have an Interest In.
If you own or have an interest in farmland, list it in Part 1.

46. Do you own or have any legal or equitable interest in any farm- or commercial fishing-related property?

- ☒ No. Go to Part 7.
- ☐ Yes. Go to line 47.

Part 7: Describe All Property You Own or Have an Interest in That You Did Not List Above

53. Do you have other property of any kind you did not already list?

Examples: Season tickets, country club membership

- ☒ No
- ☐ Yes. Give specific information.....

54. Add the dollar value of all of your entries from Part 7. Write that number here \$0.00**Part 8: List the Totals of Each Part of this Form**

55. Part 1: Total real estate, line 2		<u>\$235,000.00</u>
56. Part 2: Total vehicles, line 5	<u>\$0.00</u>	
57. Part 3: Total personal and household items, line 15	<u>\$ 8,925.00</u>	
58. Part 4: Total financial assets, line 36	<u>\$ 16,700.00</u>	
59. Part 5: Total business-related property, line 45	<u>\$0.00</u>	
60. Part 6: Total farm- and fishing-related property, line 52	<u>\$0.00</u>	
61. Part 7: Total other property not listed, line 54	<u>\$0.00</u>	
62. Total personal property. Add lines 56 through 61...	<u>\$25,625.00</u>	Copy personal property total <u>\$25,625.00</u>
63. Total of all property on Schedule A/B. Add line 55 + line 62		<u>\$260,625.00</u>

8↓

EXHIBIT B

EXHIBIT B

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CERTIFICATE OF TITLE

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name	Trade Name	Model		DOM	DFS	RY
90002 SKYLINE HOMES INC	CUSTOM VILLA			05/29/2014	07/28/2014	
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Aug 12, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		

Addressee

J-PAD LLC
21742 ANZA AVE
TORRANCE, CA 90503

Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

J-PAD LLC
21742 ANZA AVE
TORRANCE, CA 90503

Lien Perfected On: 01/14/19 15:22:00

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12339739

08122021 - 2

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER

MINUTE ORDER

DATE: 03/06/2019 TIME: 08:30:00 AM DEPT: C61
COMMISSIONER: Carmen Luege
CLERK: Ryan Castillo
REPORTER/ERM:
BAILIFF/COURT ATTENDANT: C. Gonzalez

CASE NO: 30-2018-01013582-CL-UD-CJC CASE INIT.DATE: 08/21/2018
CASE TITLE: Houser Bros. Co. vs. Ryan
CASE CATEGORY: Civil - Limited CASE TYPE: Unlawful Detainer - Residential

EVENT ID/DOCUMENT ID: 72999194

EVENT TYPE: Ex Parte
MOVING PARTY: Jamie L Gallan
CAUSAL DOCUMENT/DATE FILED: Ex Parte Application - Other, 03/05/2019

EVENT ID/DOCUMENT ID: 72999195

EVENT TYPE: Ex Parte
MOVING PARTY: Jamie L Gallan
CAUSAL DOCUMENT/DATE FILED: Ex Parte Application - Other, 03/05/2019

APPEARANCES

Vivienne J. Alston, from Alston, Alston & Diebold Attorneys at Law, present for Plaintiff(s).
Jamie L Gallan, self represented Interested Party, present.

Proceedings recorded electronically.

Ex-Parte application for reconsideration to intervene and TRO to stay writ of possession is requested by Jaime Gallan.

Ex-parte Application is read and considered.

The Court having fully considered the arguments of all parties, both written and oral, as well as the evidence presented, now rules as follows:

The motion for reconsideration to intervene and TRO to stay writ of possession is GRANTED .

The Court allows Gallan to intervene as to the writ of possession execution in this case. The Court finds there was improper execution as the judgment was against Lisa Ryan and all unknown occupants. On 1/2/2019, Plaintiff filed an unlawful detainer for the premises address in this matter against Jamie Gallan. The Court finds on these facts, Jamie Gallan is NOT an unknown occupant.

The Court orders Plaintiff to place Jamie Gallan back in possession by 5:00 PM today.



DATE: 03/06/2019
DEPT: C61

MINUTE ORDER

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Calendar No.

17

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: VIVIENNE J ALSTON FIRM NAME: ALSTON ALSTON & DIEBOLD STREET ADDRESS: 27201 PUERTA REAL, STE 300 CITY: MISSION VIEJO TELEPHONE NO.: 714 556 9400 E-MAIL ADDRESS: valston@aadlawyers.com ATTORNEY FOR (NAME): HOUSER BROS. CO. <input checked="" type="checkbox"/> ORIGINAL JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD		EJ-130 <div style="border: 1px solid black; padding: 5px; font-size: 0.8em;">Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal, California Government Code § 68150(g).</div>
STATE BAR NO. 170746 STATE: CA ZIP CODE: 92691 FAX NO: 714 556 9500		FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE STREET ADDRESS: 700 CIVIC CENTER DRIVE WEST MAILING ADDRESS: CITY AND ZIP CODE: SANTA ANA, CA 92701 BRANCH NAME: CENTRAL JUSTICE CENTER		
Plaintiff: HOUSER BROS. CO. Defendant: LISA RYAN		CASE NUMBER 30 2018 01013582 CLUDCJC
WRIT OF <input type="checkbox"/> EXECUTION (Money Judgment) <input checked="" type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input type="checkbox"/> SALE <input checked="" type="checkbox"/> Real Property		<input checked="" type="checkbox"/> Limited Civil Case (including Small Claims) <input type="checkbox"/> Unlimited Civil Case (including Family and Probate)

1. To the Sheriff or Marshal of the County of: ORANGE COUNTY
You are directed to enforce the judgment described below with daily interest and your costs as provided by law.

2. To any registered process server: You are authorized to serve this writ only in accordance with CCP 699.080 or CCP 715.040.

3. (Name): HOUSER BROS. CO., a California general partnership dba RANCHO DEL REY MOBILE HOME ESTATES
is the ☒ original judgment creditor ☐ assignee of record whose address is shown on this form above the court's name

4. Judgment debtor (name, type of legal entity if not a natural person, and last known address):
LISA RYAN
16222 Monterey Lane, Space 376
Huntington Beach, California 92649

9. ☒ See next page for information on real or personal property to be delivered under a writ of possession or sold under a writ of sale.

10. ☐ This writ is issued on a sister-state judgment.
For Items 11-17, see form MC-012 and form MC-013-INFO


11. Total judgment (as entered or renewed)	\$
12. Costs after judgment (CCP 685.090)	\$
13. Subtotal (add 11 and 12)	\$
14. Credits to principal (after credit to interest)	\$
15. Principal remaining due (subtract 14 from 13)	\$
16. Accrued interest remaining due per CCP 685.050(b) (not on GC 6103.5 fees)	\$
17. Fee for issuance of writ	\$25.00
18. Total (add 15, 16, and 17)	\$25.00

19. Levying officer:
a. Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) \$
b. Pay directly to court costs included in 11 and 17 (GC 6103.5, 68637; CCP 699.520(f)) \$

20. ☐ The amounts called for in items 11-19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.

7. Notice of sale under this writ
a. ☒ has not been requested.
b. ☐ has been requested (see next page).

8. ☐ Joint debtor information on next page.

(SEAL)


David H. Yamasaki, Clerk of the Court

Issued on (date): 11/14/2018

NOTICE TO PERSON SERVED: SEE PAGE 3 FOR IMPORTANT INFORMATION

Form Approved for Optional Use
Judicial Council of California
EJ-130 (Rev. January 1, 2010)

WRIT OF EXECUTION

Code of Civil Procedure, §§ 680-520, 712-010, 715-010
Government Code, § 6103.5
www.courts.ca.gov

RECEIVED
O.C. SHERIFF'S DEPT
CENTRAL COURT SERVICES
2018 NOV 14 10:10 PM
D. Cuevas
Deputy

Plaintiff: HOUSER BROS. CO. Defendant: LISA RYAN	EJ-130 CASE NUMBER 30 2018 01013582 CLUDCJC
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21. ☐ Additional judgment debtor (name, type of legal entity if not a natural person, and last known address):

22. ☐ Notice of sale has been requested by (name and address):

23. ☐ Joint debtor was declared bound by the judgment (CCP 989-994)

a. on (date):
b. name, type of legal entity if not a natural person, and last known address of joint debtor:

a. on (date):
b. name, type of legal entity if not a natural person, and last known address of joint debtor:

c. ☐ Additional costs against certain joint debtors are itemized: ☐ Below ☐ On Attachment 23c

24. ☒ (Writ of Possession or Writ of Sale) Judgment was entered for the following:

a. ☒ Possession of real property: The complaint was filed on (date): 8-21-2018
(Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3) have been checked.)

(1) ☒ The Prejudgment Claim of Right to Possession was served in compliance with CCP 415.46. The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.

(2) ☐ The Prejudgment Claim of Right to Possession was NOT served in compliance with CCP 415.46.

(3) ☐ The unlawful detainer resulted from a foreclosure sale of a rental housing unit. (An occupant not named in the judgment may file a Claim of Right to Possession at any time up to and including the time the levying officer returns to effect eviction, regardless of whether a Prejudgment Claim of Right to Possession was served.) (See CCP 415.46 and 1174.3(a)(2).)

(4) If the unlawful detainer resulted from a foreclosure (item 24a(3)), or if the Prejudgment Claim of Right to Possession was not served in compliance with CCP 415.46 (item 24a(2)), answer the following:

(a) The daily rental value on the date the complaint was filed was \$36.20

(b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (specify):

b. ☐ Possession of personal property.
☐ If delivery cannot be had, then for the value (itemize in 24e) specified in the judgment or supplemental order.

c. ☐ Sale of personal property.

d. ☐ Sale of real property.

e. The property is described: ☒ Below ☐ On Attachment 24e

16222 Monterey Lane, Space 378, Huntington Beach, California 92649

£Z

Plaintiff: HOUSER BROS. CO. Defendant: LISA RYAN	CASE NUMBER: 30 2018 01013582 CLUDCJC	EJ-130
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NOTICE TO PERSON SERVED

WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying *Notice of Levy* (form EJ-150).

WRIT OF POSSESSION OF PERSONAL PROPERTY. If the levying officer is not able to take custody of the property, the levying officer will demand that you turn over the property. If custody is not obtained following demand, the judgment may be enforced as a money judgment for the value of the property specified in the judgment or in a supplemental order.

WRIT OF POSSESSION OF REAL PROPERTY. If the premises are not vacated within five days after the date of service on the occupant or, if service is by posting, within five days after service on you, the levying officer will remove the occupants from the real property and place the judgment creditor in possession of the property. Except for a mobile home, personal property remaining on the premises will be sold or otherwise disposed of in accordance with CCP 1174 unless you or the owner of the property pays the judgment creditor the reasonable cost of storage and takes possession of the personal property not later than 15 days after the time the judgment creditor takes possession of the premises.

EXCEPTION IF RENTAL HOUSING UNIT WAS FORECLOSED. If the residential property that you are renting was sold in a foreclosure, you have additional time before you must vacate the premises. If you have a lease for a fixed term, such as for a year, you may remain in the property until the term is up. If you have a periodic lease or tenancy, such as from month-to-month, you may remain in the property for 90 days after receiving a notice to quit. A blank form *Claim of Right to Possession and Notice of Hearing* (form CP10) accompanies this writ. You may claim your right to remain on the property by filling it out and giving it to the sheriff or levying officer.

EXCEPTION IF YOU WERE NOT SERVED WITH A FORM CALLED PREJUDGMENT CLAIM OF RIGHT TO POSSESSION. If you were not named in the judgment for possession and you occupied the premises on the date on which the unlawful detainer case was filed, you may object to the enforcement of the judgment against you. You must complete the form *Claim of Right to Possession and Notice of Hearing* (form CP10) and give it to the sheriff or levying officer. A blank form accompanies this writ. You have this right whether or not the property you are renting was sold in a foreclosure.

TO (Name and Address): Lisa Ryan 16222 Monterey Lane Space 376 Huntington Beach, CA 92649	LEVYING OFFICER (Name and Address): Orange County Sheriff's Office Sheriff's Civil Division Suite 2 909 N. Main Street Santa Ana, CA 92701 (714) 569-3700 Fax: (714) 569-2368 California Relay Service Number (800) 735-2929 TDD or 711
NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: Orange County Superior Court 700 Civic Center Drive West Santa Ana, CA 92701 Central Justice Center	(714) 569-3700 Fax: (714) 569-2368 California Relay Service Number (800) 735-2929 TDD or 711
PLAINTIFF: Houser Bros Co DEFENDANT: Lisa Ryan	COURT CASE NO.: 30 2018 01013582 CLUDCJC
Notice to Vacate	LEVYING OFFICER FILE NO.: 2018517508

By virtue of the Writ of Execution for Possession/Real Property (eviction), issued out of the above court, you are hereby ordered to vacate the premises described on the writ.

Eviction Address:	16222 Monterey Lane Space 376 Huntington Beach, CA 92649
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Final notice is hereby given that possession of the property must be turned over to the landlord on or before:

Final notice is hereby given that possession of the property must be turned over to the landlord on or before:	Monday, December 03, 2018 6:01 AM
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Should you fail to vacate the premises within the allotted time, I will immediately enforce the writ by removing you from the premises. All personal property upon the premises at the time will be turned over to the landlord, who must return said personal property to you upon your payment of the reasonable cost incurred by the landlord in storing the property from the date of eviction to the date of payment. If the property is stored on the landlord's premises, the reasonable cost of storage is the fair rental value of the space necessary for the time of storage. If you do not pay the reasonable storage costs and take possession within fifteen (15) days, the landlord may either sell your property at a public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CCC), or, if the property is valued at less than \$700.00, the landlord may dispose of your property or retain it for his own use. (715.010(b)(3), 1174 CCP)

If you claim a right of possession of the premises that accrued prior to the commencement of this action, or if you were in possession of the premises on the date of the filing of the action and you are not named on the writ, complete and file the attached Claim of Right of Possession form with this office. No claim of right to possession can be filed if box 24a(1) located on the back of the writ is checked.



**Sandra Hutchens
Sheriff-Coroner**

By: _____
Sheriff's Authorized Agent

CPM Form 8.32
11/30/2009 (Revised)

Original

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE
CIVIL COMPLEX CENTER

MINUTE ORDER

DATE: 12/04/2018

TIME: 01:30:00 PM

DEPT: CX103

JUDICIAL OFFICER PRESIDING: Ronald L. Bauer

CLERK: Larry S Brown

REPORTER/ERM: None

BAILIFF/COURT ATTENDANT:

CASE NO: 30-2018-01035730-CU-PT-CJC CASE INIT.DATE: 12/04/2018

CASE TITLE: Gallian vs. Bros

CASE CATEGORY: Civil - Unlimited CASE TYPE: Petitions - Other

EVENT ID/DOCUMENT ID: 72940663,107089011

EVENT TYPE: Ex Parte

MOVING PARTY: Jamie L Gallian

CAUSAL DOCUMENT/DATE FILED: Ex Parte Application - Other For Temporary Restraining Order,
12/04/2018

APPEARANCES

Jamie L Gallian, self represented Petitioner, present.

Vivienne J. Alston from Alston, Alston & Diebold present for Deft. Houser Bros.

Kathryn Curtiss of Houser Bros, present

Plaintiff's Ex Parte Application for (1) Temporary Restraining Order to Prevent Civil Harassment and Order to Show Cause for Permanent Injunction (2) Acknowledgment of Satisfaction of Judgment (3) to Determine the Rightful Owner and Possession of Personal Property, the Manufactured Home located at 16222 Monterey Lane, #376, Huntington Beach, CA 92649

The Court having fully considered the arguments of all parties, both written and oral, as well as the evidence presented, now rules as follows: the Ex Parte Application is granted

The Court issues a Temporary Restraining Order against eviction of Plaintiff by Defendant, pending a hearing on Preliminary Injunction to be held on 01/02/2019 at 9:00 a.m. in Department CX103.

Opposition to be filed by 12/21/2018.

The formal order was signed this date.

Parties waive notice.

DATE: 12/04/2018

DEPT: CX103

MINUTE ORDER

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Calendar No.

ELAINE B. ALSTON
VIVIENNE J. ALSTON
DONALD A. DIEBOLD

ALSTON, ALSTON & DIEBOLD

TELEPHONE (714) 556-9400
FACSIMILE (714) 556-9500

27201 PUERTA REAL
SUITE 300
MISSION VIEJO, CALIFORNIA 92691

OUR FILE NO: 1510.

December 10, 2018

FIVE (5) DAY DEMAND
FOR SURRENDER OF POSSESSION OF SITE

To: Jamie Galian and All Unlawful Occupants and Persons in Possession Without a Signed Rental Agreement ("Occupants"):

NOTICE IS HEREBY GIVEN that management of the mobilehome park commonly known as:

Rancho Del Rey
16222 Monterey Lane
Huntington Beach, CA 92649
(referred to as "Park" herein)

HEREBY DEMANDS that the Occupants named above, and each of them, quit the premises in the Park and surrender possession thereof commonly described as:

Space376
(referred to as "site" herein)

WITHIN FIVE (5) DAYS FROM AND AFTER SERVICE OF THIS NOTICE, and that said surrender of the mobilehome site be made to the park manager(s), who is authorized to receive the same on behalf of the management.

Civil Code Section 798.75 authorizes forcible detainer proceedings against any occupant of a mobilehome park who does not have rights of tenancy and is not otherwise entitled to occupy the premises, upon failure of the occupants to quit the premises within five (5) days after service of a demand for surrender of the site.

This notice is served with reference to the following facts, inter alia, upon which said demand is now hereby made:


That you have actual and physical possession of the site, without permission from park management, and without right or authority under a rental agreement or otherwise. Based upon the foregoing facts, management is authorized to pursue its legal remedies to obtain possession of the site from all such Occupants having no right of tenancy or possession.

J Galian
and All Unlawful Occupants
December 10, 2018
Page 2

THIS NOTICE IS INTENDED AS A FIVE (5) DAY DEMAND TO SURRENDER POSSESSION AND NOTICE TO QUIT AS PER CIVIL CODE SECTION 798.75. SHOULD YOU FAIL TO QUIT AND SURRENDER POSSESSION AS HEREBY DEMANDED, LEGAL PROCEEDINGS SHALL BE INSTITUTED FOR RESTITUTION OF POSSESSION OF THE PREMISES, REASONABLE RENTAL VALUE, DAMAGES INCIDENTAL TO OCCUPANTS WRONGFUL UNLAWFUL OCCUPATION OF THE SITE, AND ATTORNEYS' FEES AND COSTS, AND STATUTORY DAMAGES.

ALSTON, ALSTON & DIEBOLD

Dated: December 10, 2018

By: 
VIVIENNE J. ALSTON
Authorized Agent for Owner

cc: Client
Park Manager

TO (Name and Address): Lisa Ryan 16222 Monterey Lane Space 376 Huntington Beach, CA 92649	LEVYING OFFICER (Name and Address): Orange County Sheriff's Office Sheriff's Civil Division Suite 2 909 N. Main Street Santa Ana, CA 92701 (714) 569-3700 Fax: (714) 569-2368 California Relay Service Number (800) 735-2929 TDD or 711
NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: Orange County Superior Court 700 Civic Center Drive West Santa Ana, CA 92701 Central Justice Center	COURT CASE NO.: 30 2018 01013582 CLUDCJC
PLAINTIFF: Houser Bros Co DEPENDANT: Lisa Ryan	LEVYING OFFICER FILE NO.: 2018517508
Notice to Vacate	

By virtue of the Writ of Execution for Possession/Real Property (eviction), issued out of the above court, you are hereby ordered to vacate the premises described on the writ.

Eviction Address:	16222 Monterey Lane Space 376 Huntington Beach, CA 92649
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Final notice is hereby given that possession of the property must be turned over to the landlord on or before:

Final notice is hereby given that possession of the property must be turned over to the landlord on or before:	Sunday, January 20, 2019 6:01 AM
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Should you fail to vacate the premises within the allotted time, I will immediately enforce the writ by removing you from the premises. All personal property upon the premises at the time will be turned over to the landlord, who must return said personal property to you upon your payment of the reasonable cost incurred by the landlord in storing the property from the date of eviction to the date of payment. If the property is stored on the landlord's premises, the reasonable cost of storage is the fair rental value of the space necessary for the time of storage. If you do not pay the reasonable storage costs and take possession within fifteen (15) days, the landlord may either sell your property at a public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CCC), or, if the property is valued at less than \$700.00, the landlord may dispose of your property or retain it for his own use. (715.010(b)(3), 1174 CCP)

If you claim a right of possession of the premises that accrued prior to the commencement of this action, or if you were in possession of the premises on the date of the filing of the action and you are not named on the writ, complete and file the attached Claim of Right of Possession form with this office. No claim of right to possession can be filed if box 24a(1) located on the back of the writ is checked.



**Don Barnes
Sheriff-Coroner**

By: Renee #6146
Sheriff's Authorized Agent

CPM Form 8.32
11/30/2009 (Revised)

Original

67

TO (Name and Address): Lisa Ryan 16222 Monterey Lane Space 376 Huntington Beach, CA 92649		LEVYING OFFICER (Name and Address): Orange County Sheriff's Office Sheriff's Civil Division Suite 2 909 N. Main Street Santa Ana, CA 92701	
NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: Orange County Superior Court 700 Civic Center Drive West Santa Ana, CA 92701 Central Justice Center		(714) 569-3700 Fax: (714) 569-2368 California Relay Service Number (800) 735-2929 TDD or 711	
PLAINTIFF: Houser Bros Co DEFENDANT: Lisa Ryan		COURT CASE NO.: 30 2018 01013582 CLUDCJC	
Eviction Restoration Notice		LEVYING OFFICER FILE NO.: 2018517508	

To: Evicted Tenants, Property Owners, Their Agents and The Local Police:

By virtue of a Writ of Execution for Possession of Real Property, the following property was restored to the landlord on:

Eviction Date:	3/14/19 12:30 PM
Eviction Address:	16222 Monterey Lane Space 376 Huntington Beach, CA 92649

Pursuant to Penal Code Sections 419 and 602, and judgment debtor, any persons removed by the Sheriff or Marshal, or any person not authorized by the landlord, who enters the real property after eviction, may be subject to arrest.

Pursuant to California Civil Procedure sections 715.010(b)(3) and 715.030, all personal property left on the premises has been turned over to the landlord. The landlord is responsible for the safe keeping of tenant's property for fifteen (15) days from the date of eviction. The landlord may charge a reasonable fee for removal and storage of the property. However, upon demand of the tenant, the landlord must return the tenant's property if the tenant pays all costs incurred by the property owner for storage and maintenance. If the costs are not paid by the tenant and the tenant does not take possession of the property left behind before the end of the fifteen (15) day period, the landlord may either sell the property at public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CCC). If the property is valued at less than \$700.00, the landlord may dispose of the property or retain it for his own use. (1174 CCP)



Date: 3/14/19

Don Barnes
Sheriff-Coroner

By: J. R. 4252
Sheriff's Authorized Agent

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER

MINUTE ORDER

DATE: 03/06/2019

TIME: 08:30:00 AM

DEPT: C61

COMMISSIONER: Carmen Luege

CLERK: Ryan Castillo

REPORTER/ERM:

BAILIFF/COURT ATTENDANT: C. Gonzalez

CASE NO: 30-2018-01013582-CL-UD-CJC CASE INIT.DATE: 08/21/2018

CASE TITLE: Houser Bros. Co. vs. Ryan

CASE CATEGORY: Civil - Limited CASE TYPE: Unlawful Detainer - Residential

EVENT ID/DOCUMENT ID: 72999194

EVENT TYPE: Ex Parte

MOVING PARTY: Jamie L Gallan

CAUSAL DOCUMENT/DATE FILED: Ex Parte Application - Other, 03/05/2019

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EVENT TYPE: Ex Parte

MOVING PARTY: Jamie L Gallan

CAUSAL DOCUMENT/DATE FILED: Ex Parte Application - Other, 03/05/2019

APPEARANCES

Vivienne J. Alston, from Alston, Alston & Diebold Attorneys at Law, present for Plaintiff(s).

Jamie L Gallan, self represented Interested Party, present.

Proceedings recorded electronically.

Ex-Parte application for reconsideration to intervene and TRO to stay writ of possession is requested by Jaime Gallan.

Ex-parte Application is read and considered.

The Court having fully considered the arguments of all parties, both written and oral, as well as the evidence presented, now rules as follows:

The motion for reconsideration to intervene and TRO to stay writ of possession is GRANTED .

The Court allows Gallan to intervene as to the writ of possession execution in this case. The Court finds there was improper execution as the judgment was against Lisa Ryan and all unknown occupants. On 1/2/2019, Plaintiff filed an unlawful detainer for the premises address in this matter against Jamie Gallan. The Court finds on these facts, Jamie Gallan is NOT an unknown occupant.

The Court orders Plaintiff to place Jamie Gallan back in possession by 5:00 PM today.

DATE: 03/06/2019

DEPT: C61

MINUTE ORDER

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UCC FINANCING STATEMENT**FOLLOW INSTRUCTIONS**

A. NAME & PHONE OF CONTACT AT FILER (optional) Jamie Gallian 714-321-3449
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Jamie Lynn Gallian 16222 Monterey Ln #376 Huntington Beach, CA 92649 USA

DOCUMENT NUMBER: 76027940003
FILING NUMBER: 19-7691916827
FILING DATE: 01/14/2019 09:10

IMAGE GENERATED ELECTRONICALLY FOR WEB FILING
 THE ABOVE SPACE IS FOR CA FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	1a. ORGANIZATION'S NAME J-SANDCASTLE CO LLC	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	1b. INDIVIDUAL'S SURNAME				
1c. MAILING ADDRESS 16222 MONTEREY LN #376		CITY HUNTINGTON BEACH	STATE CA	POSTAL CODE 92649	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

OR	2a. ORGANIZATION'S NAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	2b. INDIVIDUAL'S SURNAME				
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

OR	3a. ORGANIZATION'S NAME J-Pad, LLC - CA SOS Entity No. 201804010750	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	3b. INDIVIDUAL'S SURNAME				
3c. MAILING ADDRESS 2702 N GAFF ST		CITY ORANGE	STATE CA	POSTAL CODE 92865	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

LOCATED ON PROPERTY RECORDED IN ORANGE COUNTY CLERK RECORDERS OFFICE IN CALIFORNIA PARCEL MAP
 RECORDED IN BOOK 108, PG(S) 47-48.

ASSESSORS PARCEL NUMBER 891-569-62
 SERIAL NUMBERS AC7V710394GB, AC7V710394GA; DECAL NUMBER LBM1081

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:
☐ Public-Finance Transaction ☒ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:

FILING OFFICE COPY

Page 2

UCC FINANCING STATEMENT ADDENDUM**FOLLOW INSTRUCTIONS**

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because individual Debtor name did not fit, check here <input type="checkbox"/>	
OR	9a. ORGANIZATION'S NAME J-SANDCASTLE CO LLC
	9b. INDIVIDUAL'S SURNAME
	FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)	
SUFFIX	

DOCUMENT NUMBER: 76027940003

IMAGE GENERATED ELECTRONICALLY FOR WEB FILING
THE ABOVE SPACE IS FOR CA FILING OFFICE USE ONLY10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c.

OR	10a. ORGANIZATION'S NAME				
	10b. INDIVIDUAL'S SURNAME				
	INDIVIDUAL'S FIRST PERSONAL NAME				
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				
				SUFFIX	
10c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☒ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

OR	11a. ORGANIZATION'S NAME				
OR	11b. INDIVIDUAL'S SURNAME GALLIAN	FIRST PERSONAL NAME JAMIE	ADDITIONAL NAME(S)/INITIAL(S) LYNN	SUFFIX	
11c. MAILING ADDRESS 16222 MONTEREY LANE #376		CITY HUNTINGTON BEACH	STATE CA	POSTAL CODE 92649	COUNTRY USA

12. ADDITIONAL SPACE FOR ITEM 4 (collateral):

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13. <input type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable)	14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input type="checkbox"/> is filed as a fixture filing.
15. Name and address of RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):	16. Description of real estate:

17. MISCELLANEOUS:

FILING OFFICE COPY

STATE OF CALIFORNIA
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS
REGISTRATION AND TITLING PROGRAM
PO Box 277820 Sacramento, CA 95827
1-800-952-8356
www.hcd.ca.gov



NOTICE OF SALE OR TRANSFER

ATTENTION: THIS FORM IS TO BE USED ONLY WHEN YOU SELL OR TRANSFER YOUR MANUFACTURED HOME/MOBILEHOME OR COMMERCIAL MODULAR. AT THAT TIME COMPLETE, SIGN, AND RETURN TO THE ADDRESS STATED ABOVE TO REPORT THE CHANGE OF OWNERSHIP. A COMPLETE TRANSFER APPLICATION PACKET MUST BE SENT IN TO COMPLETE THE TRANSFER OF TITLE.

SECTION I: Enter the following information that describes your unit: Decal/License plate number(s), Serial(s) number, and Trade name of unit.

SECTION II: Enter the sale price and the date of sale/transfer including the month, day, and year.

SECTION III: Enter the full name and mailing address of the new owner/buyer(s).

SECTION IV: Enter date, city, and state indicating where and when this form is being executed. SELLER(S) MUST SIGN and print their names(s).

SECTION I. DESCRIPTION OF UNIT		
Decal Number(s)	Serial Number(s)	Trade Name
LBM1081	AC7V710394GA; AC7V710394GA	SKYLINE CUSTOM VILLA

SECTION II. SALE OR TRANSFER INFORMATION

For the sum of \$ _____ the receipt of which is hereby acknowledged, I/we did sell, transfer and deliver to the purchaser/owner named below, on 02/25/2021, my/our right title and interest in the unit described above.
Date of Transfer

SECTION III. NAME OF PURCHASER/NEW OWNER

Name: JAMIE LYNN GALLIAN AND J-SANDCASTLE, CO LLC

Address: 16222 MONTEREY LN #376

City: <u>HUNTINGTON BEACH</u>	State: <u>CALIFORNIA</u>	Zip Code: <u>92649-0000</u>
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SECTION IV. CERTIFICATION AND RELEASE OF SELLER(S)

I/We certify under penalty of perjury under the laws of the State of California that: 1) I/we are the lawful owner(s) of the unit, and 2) I/we have the right to sell it, and 3) I/we guarantee and will defend the title to the unit against the claims and demands of any and all persons arising prior to this date, and 4) the unit is free of all liens and encumbrances.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed On 02/25/2021 at HUNTINGTON BEACH, CALIFORNIA
Date City State

Signature of Seller: *Jamie Lynn Gallian, It's my home.*

Signature of Seller: _____

Printed Name(s): J-SANDCASTLE CO LLC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 2/25/21 before me, Greg Buysman, Notary Public
(insert name and title of the officer)

personally appeared Tamir Lynn Gilligan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Greg Buysman (Seal)



TAX CLEARANCE CERTIFICATE

☒ Mobile Home

☐ Floating Home

COUNTY OF ORANGE

SERIAL NUMBER/HULL NUMBER AC7V710394GA, AC7V710394GB	DECAL NUMBER/CF NUMBER LBM1081
LOCATION OF HOME 16222 MONTEREY LN 376 HUNTINGTON BEACH	ASSESSOR'S PARCEL NUMBER 891-569-62
CURRENT REGISTERED OWNER J-SANDCASTLE CO LLC 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	APPLICANT J-SANDCASTLE CO LLC & JAMIE L. GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649

I hereby certify that the following has been paid:

- ☐ Delinquent license fees
- ☐ Property taxes applicable to the home identified above through the fiscal year
- ☒ A security deposit for payment of the property taxes for the fiscal year 2021-2022
- ☒ No taxes due or payable at this time.

There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create an additional bill.

THIS CERTIFICATE IS VOID ON AND AFTER SEPTEMBER 7, 2021.

Executed on July 9, 2021 at Santa Ana.
Treasurer-Tax Collector for Orange County, State of California.

Issued on July 9, 2021

(Signature)

STATE OF CALIFORNIA
 BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
 DIVISION OF CODES AND STANDARDS
 REGISTRATION AND TITLING PROGRAM

**LIEN SATISFIED****SECTION I. DESCRIPTION OF UNIT**

This unit is a:

☒ Manufactured Home/Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper
The Decal (License) No.(s) of the unit is: LBM1081The Trade Name of the unit is: CUSTOM VILLAThe Serial No.(s) of the unit is: AC7V710394GB/AC7V710394GA**SECTION II. DEBTOR(S) NAME(S)**Name of Debtor(s): J-SANDCASTLE CO, LLC**SECTION III. LIENHOLDER'S CERTIFICATION**

This is to certify that our/my lien in the name(s) of the debtor(s) shown above against the described unit has been fully satisfied and has not been assigned to any other party.

I/We certify under penalty of perjury that the foregoing is true and correct.

Print or Type Name of Legal Owner or Jr. Lienholder (Lender):

J-PAD LLC or RONALD J. PIERPONT

Signature of Legal Owner, Jr. Lienholder (Lender) or their Authorized Agent:

Date 7/9/2021

Address 16222 MONTEREY LN. #376 HUNTINGTON BEACH, CA 92649
Street Address or P.O. Box City State Zip

BDE-266 (P1) REV. 13 (05-20)

CLAIM FOR HOMEOWNERS' PROPERTY TAX EXEMPTION

Eligible, sign and file this form with the Assessor on or before February 15 or on or before the 30th day following the date of notice of supplemental assessment, whichever comes first.

SEE INSTRUCTIONS BEFORE COMPLETING

NAME AND MAILING ADDRESS
(Make necessary corrections to the printed name and mailing address)

891-569-62
GALLIAN, JAMIE LYNN
16222 MONTEREY LN, SPC 376
HUNTINGTON BEACH, CA 92649



CLAUDE PARRISH
ORANGE COUNTY ASSESSOR
500 S. MAIN ST., FIRST FLOOR, SUITE 103
ORANGE, CA 92668-4512 or
P.O. BOX 628
SANTA ANA, CA 92702-0628
PHONE: (714) 834-3821
FAX: (714) 834-2565
www.ocgov.com/assessor

FOR ASSESSOR'S USE ONLY

Received	_____
Approved	_____
Denied	_____
Reason for denial	_____
M-2085154	NO

PROPERTY DESCRIPTION

Parcel No. 891-569-62
Address of dwelling
16222 MONTEREY LN, UNIT 376
HUNTINGTON BEACH
TR RANDRE BLK 376
LOT UN

Print your social security number and name here

SSN: XXX-XX-3936
NAME: JAMIE L GALLIAN

Print co-owner's or spouse's social security number and name when this property is also his/her principal residence

SSN: _____
NAME: _____

STATEMENTS

This claim may be used to file for the Homeowners' Exemption for the Assessment Roll and the Supplemental Assessment Roll. A new owner must file a claim even if the property is already receiving the homeowners' exemption. Please carefully read the information and instructions before answering the questions listed below.

- When did you acquire this property? 11-1-2018
(month/day/year)
- Date you occupied this property as your principal residence (see instructions): 11-1-2018
(month/day/year)
- Do you own another property that is, or was, your principal place of residence in California? ☒ YES ☐ NO
If YES, please provide the address below, and the date you MOVED OUT, if no longer your principal place of residence:

Address: 14476 Alderport Drive HB 92649 10/31/2018
Street address City Zip Code month/day/year

Only the owners or their spouses who occupy the above-described property (including a purchaser under contract of sale) or his or her legal representative may sign this claim. (If the property comprises more than one dwelling unit, other co-owner occupants may wish to file separate claims; however, only one exemption will be allowed per dwelling unit.)

If you are buying this property under an unrecorded contract of sale and the Assessor does not have a copy of the contract, you must attach a copy to this claim.

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

SIGNATURE OF OWNER-OCCUPANT	DATE
SIGNATURE OF OCCUPANT'S SPOUSE OR CO-OWNER-OCCUPANT	DATE
EMAIL ADDRESS	DAYTIME TELEPHONE NUMBER
<u>JAMIEGALLIAN@gmail.com</u>	<u>(714) 321-3447</u>

IF YOU DO NOT OCCUPY THIS PARCEL AS YOUR PRINCIPAL RESIDENCE, PLEASE DISCARD THIS FORM.
If you occupy this parcel at a later date, contact the Assessor at that time.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION



500 S. Main Street, First Floor, Suite 103
Orange, CA 92868-4512
or
P. O. Box 628
Santa Ana, CA 92702-0628



CLAUDE PARRISH
COUNTY ASSESSOR
Telephone: (714) 834-3821
FAX: (714) 834-2565
www.ocassessor.gov

ESTABLISHED 1889

July 21, 2022

OFFICE OF THE ASSESSOR

891-569-62 HX

GALLIAN, JAMIE LYNN
16222 MONTEREY LN, SPC 376
HUNTINGTON BEACH, CA 92649

SUBJECT: Assessor Parcel Number: 891-569-62

Property Address: 16222 MONTEREY LN, UNIT 376, HUNTINGTON BEACH

The Homeowners' Exemption on the above property has been active in Orange County as of **02-25-2021**

Claimant Name: GALLIAN, JAMIE LYNN

If you have any questions, please call our office at (714) 834-3821.

Sincerely,

CLAUDE PARRISH
County Assessor

By
Exemptions Division

HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF A PERMANENT
RECORD OF THE ASSESSOR'S OFFICE.
ORANGE COUNTY, CALIFORNIA



CLAUDE PARRISH
COUNTY ASSESSOR

BY *Neil Sol*

2022 JUL 21 PM 2:22

ORANGE COUNTY ASSESSOR
CLAUDE PARRISH

2022-23 Secured Assessment Roll

CLAUDE PARRISH, ORANGE COUNTY ASSESSOR

Full Parcel Report: Page 1 of 1

As of January 1st, 2022

Parcel No: 891-569-62	Tax Rate Area: 04-902	Property Type: MOBILE HOME
Owner / Mailing Address		
Assessee: GALLIAN, JAMIE LYNN		
Address: 16222 MONTEREY LN, SPC, 376		
City, State: HUNTINGTON BEACH, CA		
Zip: 92649		
Description		
Assessed Value	Exemptions	Dates
Land: 0	Exe Type: HOMEOWNER	Land BaseYear: 2021
Improvement: 0		Improvement Base Year: 2021
Personal Property: 86,339		Tax Lien Status:
Other: 0		
Gross: 86,339		
Less Exemption: 7,000		
Net: 79,339		
Sale History		
Reference Number: M2085154		
Additional Information		
Legal Description: T MHP RANDRE MSP 376		

I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF A PERMANENT
RECORD OF THE ASSESSOR'S OFFICE.
ORANGE COUNTY, CALIFORNIA



CLAUDE PARRISH
COUNTY ASSESSOR

BY *Neilson*

2022 JUL 21 PM 2:18
ORANGE COUNTY ASSESSOR
CLAUDE PARRISH



Shari L. Freidenrich, CPA
 Orange County Treasurer-Tax Collector
 P.O. BOX 1438 • Santa Ana, CA 92702-1438
 601 N. Ross Street, Building 16, Santa Ana
 Office Hours: 8:00 AM-5:00 PM Monday - Friday
 Phone Hours: 9:00 AM-5:00 PM (714) 834-3411
octreasurer.com/octaxbill

2021-22 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022

0000210-0000210 STMT----- 344031 OCT017

#BWNLBHV *****AUTO**ALL FOR AADC 926

#8915 6962 2021 1#



GALLIAN, JAMIE LYNN
 16222 MONTEREY LN SPC 376
 HUNTINGTON BEACH CA 92649-2258



OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2021

J-SANDCASTLE CO LLC

MOBILE HOME

PARCEL NO. (APN)	TAX RATE AREA	1st Installment DUE 11/1/21	2nd Installment DUE 2/1/22	TO PAY BOTH INSTALLMENTS BY 12/10/21
891-569-62	04-902	\$473.46	+	\$473.46 = \$946.92

IMPORTANT INFORMATION INFORMATION COPY

Taxes were pre-paid at the time of purchase and will be credited towards this tax bill.

VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	86,339	863.39
COAST COMM COLLEGE DIST	.03119	86,339	26.92
OCEAN VIEW SCHOOL DIST	.02796	86,339	24.14
HUNTINGTON BCH UNION HS	.02260	86,339	19.52
HUNTINGTON BEACH EMPLOYEE RETIREME	.01500	86,339	12.95
TOTAL CHARGED	1.09675		946.92

DID YOU KNOW?

Sign up to receive a text/email due date reminder at octreasurer.com/securedreminders

Pay online at octreasurer.com/octaxbill to receive same day credit, no service fee by eCheck and an emailed receipt.

Mailed payments must have a USPS postmark on or before the last timely payment date. If you wait until the last day to mail your payment, get your envelope hand-stamped with a postmark to ensure it is timely. See octreasurer.com/postmarks.

PROPERTY LOCATION

16222 MONTEREY LN 376 HUNTINGTON BEACH

ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2021

DESCRIPTION	FULL VALUE	COMPUTED TAX
PERSONAL PROPERTY - OTHER	86,339	

TOTAL VALUES: 86,339 946.92

TOTAL NET TAXABLE VALUE: 86,339 946.92

FOR DETAILS OF TAX TYPES, VISIT OUR WEBPAGE AT OCTREASURER.COM/OCTAXBILL

THERE WILL BE A \$26.00 FEE FOR EACH PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON

FIRST INSTALLMENT
DUE 11/1/21 →

\$0.00

SECOND INSTALLMENT
DUE 2/1/22 →

\$0.00

TOTAL DUE AND
PAYABLE →

\$0.00

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

GAVIN NEWSOM, Governor



Title Search

Date Printed: Jul 27, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Record Conditions:

- An application for title or registration change is pending with the department. For information regarding this application, please call 1-800-952-8356 and request to speak with a customer representative.

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date:	02/24/2021
Last Reg Card:	Pending Reg Card
Sale/Transfer Info:	Price \$.00 Transferred on 02/25/2021

Situs Address:

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Legal Owner:

JPAD LLC
RONALD J PIERPONT
Tenants in Common Or
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 02/25/21 10:11:00

Title Searches:

JANINE JASSO
PO BOX 370161
EL PASO, TX 79937

Title File No: LBM1081

HOUSER BROS. CO.
16222 MONTEREY LN OFC
HUNTINGTON BEACH, CA 92649
Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649
Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649
Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649
Title File No: LBM1081

END OF TITLE SEARCH

Page Number:2

**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGISTRATION CARD**

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Aug 03, 2021	

Addressee

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

ATTENTION OWNER:

THIS IS THE REGISTRATION CARD FOR THE
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS
CARD IN A SAFE PLACE WITHIN THE UNIT.

INSTRUCTIONS FOR RENEWAL:

REGISTRATION FOR THIS UNIT EXPIRES ON THE
DATE INDICATED ABOVE IN THE BOX LABELED
"Exp. Date". THERE ARE SUBSTANTIAL
PENALTIES FOR DELINQUENCY. IF YOU DO NOT
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS
PRIOR TO THE EXPIRATION DATE, CONTACT
H.C.D. FOR RENEWAL INSTRUCTIONS.

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12313525

08032021 - 1

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF CODES AND STANDARDS

**Title Search**

Date Printed: Aug 11, 2021

Decal #:	LBM1081	Use Code:	SFD
Manufacturer:	SKYLINE HOMES INC	Original Price Code:	BVH
Tradename:	CUSTOM VILLA	Rating Year:	
Model:		Tax Type:	LPT
Manufactured Date:	05/29/2014	Last ILT Amount:	
Registration Exp:		Date ILT Fees Paid:	
First Sold On:	07/28/2014	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
AC7V710394GA	PFS1130282	60'	15' 2"
AC7V710394GB	PFS1130281	56'	15' 2"

Registered Owner:

JAMIE LYNN GALLIAN
16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649

Last Title Date: 08/03/2021**Last Reg Card:** 08/03/2021**Sale/Transfer Info:** Price \$.00 Transferred on 02/25/2021**Situs Address:**

16222 MONTEREY LN SPACE 376
HUNTINGTON BEACH, CA 92649
Situs County: ORANGE

Legal Owner:

J-PAD LLC
21742 ANZA AVE
TORRANCE, CA 90503

Lien Perfected On: 01/14/19 15:22:00**Title Searches:**

JANINE JASSO
PO BOX 370161
EL PASO, TX 79937

Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649

Title File No: LBM1081

JAMIE GALLIAN
16222 MONTEREY LANE SPACE 376
HUNTINGTN BCH, CA 92649

Title File No: LBM1081

EXHIBIT C

EXHIBIT C

Fill in this information to identify your case:

Debtor 1 **Jamie Lynn Gallian**
First Name Middle Name Last Name

Debtor 2
(Spouse if filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA--SANTA ANA DIVISION**

Case number **8:21-bk-11710-ES**
(if known)

☒ Check if this is an
amended filing

Official Form 106C

Schedule C: The Property You Claim as Exempt

4/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Using the property you listed on *Schedule A/B: Property* (Official Form 106A/B) as your source, list the property that you claim as exempt. If more space is needed, fill out and attach to this page as many copies of *Part 2: Additional Page* as necessary. On the top of any additional pages, write your name and case number (if known).

For each item of property you claim as exempt, you must specify the amount of the exemption you claim. One way of doing so is to state a specific dollar amount as exempt. Alternatively, you may claim the full fair market value of the property being exempted up to the amount of any applicable statutory limit. Some exemptions—such as those for health aids, rights to receive certain benefits, and tax-exempt retirement funds—may be unlimited in dollar amount. However, if you claim an exemption of 100% of fair market value under a law that limits the exemption to a particular dollar amount and the value of the property is determined to exceed that amount, your exemption would be limited to the applicable statutory amount.

Part 1: Identify the Property You Claim as Exempt

1. Which set of exemptions are you claiming? Check one only, even if your spouse is filing with you.

- ☒ You are claiming state and federal nonbankruptcy exemptions. 11 U.S.C. § 522(b)(3)
- ☐ You are claiming federal exemptions. 11 U.S.C. § 522(b)(2)

2. For any property you list on *Schedule A/B* that you claim as exempt, fill in the information below.

Brief description of the property and line on <i>Schedule A/B</i> that lists this property	Current value of the portion you own Copy the value from <i>Schedule A/B</i>	Amount of the exemption you claim Check only one box for each exemption.	Specific laws that allow exemption
16222 Monterey Ln. Spc 376 Huntington Beach, CA 92649 Orange County APN: 891-569-62; 2014 Skyline Custom Villa Manufactured Home. Decal No. LBM1081. Serial Number AC7V710394GB 56'x15'2"; Serial Number AC7V710394GA 60'x15'2". Line from <i>Schedule A/B</i> : 1.1	\$235,000.00	<input checked="" type="checkbox"/> \$600,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.730
Misc. household goods and furnishings Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from <i>Schedule A/B</i> : 6.1	\$3,500.00	<input checked="" type="checkbox"/> \$3,500.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.020
waterford crystal set red and white wine glasses Line from <i>Schedule A/B</i> : 6.2	\$1,000.00	<input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.040

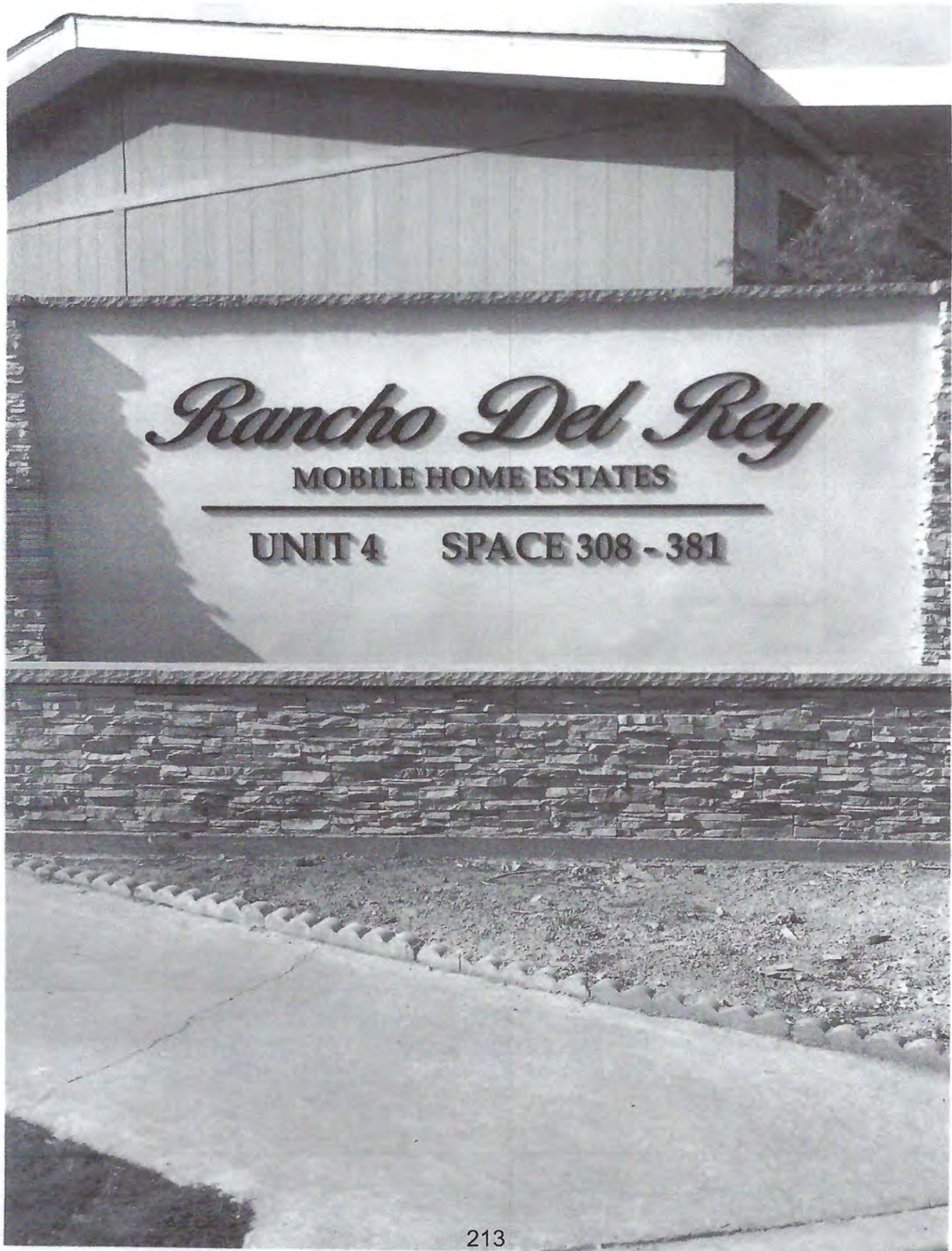
Debtor 1 Jamie Lynn Gallian	Case number (if known) 8:21-bk-11710-ES		
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own <small>Copy the value from Schedule A/B</small>	Amount of the exemption you claim <small>Check only one box for each exemption.</small>	Specific laws that allow exemption
Wall television, computer, printer and peripherals Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 7.1	\$500.00	<input checked="" type="checkbox"/> \$500.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.020
Liadro figurine collection (20) Line from Schedule A/B: 8.1	\$1,900.00	<input checked="" type="checkbox"/> \$1,900.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.040
Misc. clothing Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 11.1	\$1,000.00	<input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.020
Movado wrist watch (20 yrs. old); costume jewelry, misc. non-gold chains/bracelets, and earrings. Location: 16222 Monterey Lane, Space 376, Huntington Beach CA 92649 Line from Schedule A/B: 12.1	\$1,000.00	<input checked="" type="checkbox"/> \$1,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.040
5-year old Wired Terrier Dog Line from Schedule A/B: 13.1	\$25.00	<input checked="" type="checkbox"/> \$25.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.020
EDD Debit account: Bank of America Line from Schedule A/B: 17.1	\$3,793.00	<input checked="" type="checkbox"/> \$3,793.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.225
Savings: Alliant Credit Union--Only funds are Covid-19 relief funds from the government. Line from Schedule A/B: 17.2	\$1,407.00	<input checked="" type="checkbox"/> \$1,407.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.220
Savings: Alliant Credit Union--Only funds are Covid-19 relief funds from the government. Line from Schedule A/B: 17.3	\$2,600.00	<input checked="" type="checkbox"/> \$381.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.220
Savings: Alliant Credit Union--Only funds are Covid-19 relief funds from the government. Line from Schedule A/B: 17.3	\$2,600.00	<input checked="" type="checkbox"/> \$2,219.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.225
IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00	<input checked="" type="checkbox"/> \$7,400.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.115(a)(1) & (2), (b)

Debtor 1 Jamie Lynn Gallian	Case number (if known) 8:21-bk-11710-ES		
Brief description of the property and line on Schedule A/B that lists this property	Current value of the portion you own Copy the value from Schedule A/B	Amount of the exemption you claim Check only one box for each exemption.	Specific laws that allow exemption
IRA: Fidelity Line from Schedule A/B: 21.1	\$7,400.00	<input checked="" type="checkbox"/> \$7,400.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	11 U.S.C. § 522(b)(3)(C)
Personal Injury claim against Huntington Beach Gables HOA; Jesus Jasso, Jr. Case No. 30-2020-01153679. Estimated damages \$195,000. Line from Schedule A/B: 34.4	Unknown	<input checked="" type="checkbox"/> \$195,000.00 <input type="checkbox"/> 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.140
Potential Victim Restitution Order Jesus Jasso, Jr, OCSC 19WM09951 Line from Schedule A/B: 34.2	Unknown	XX \$73,000.00 100% of fair market value, up to any applicable statutory limit	C.C.P. § 704.140

3. **Are you claiming a homestead exemption of more than \$170,350?**
(Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment.)
- ☐ No
- ☒ Yes. Did you acquire the property covered by the exemption within 1,215 days before you filed this case?
- ☐ No
- ☒ Yes

Attachment B

LEGAL DESCRIPTION



213

Parcel 1 of a map filed in book 108, page 48 of Parcel Maps.

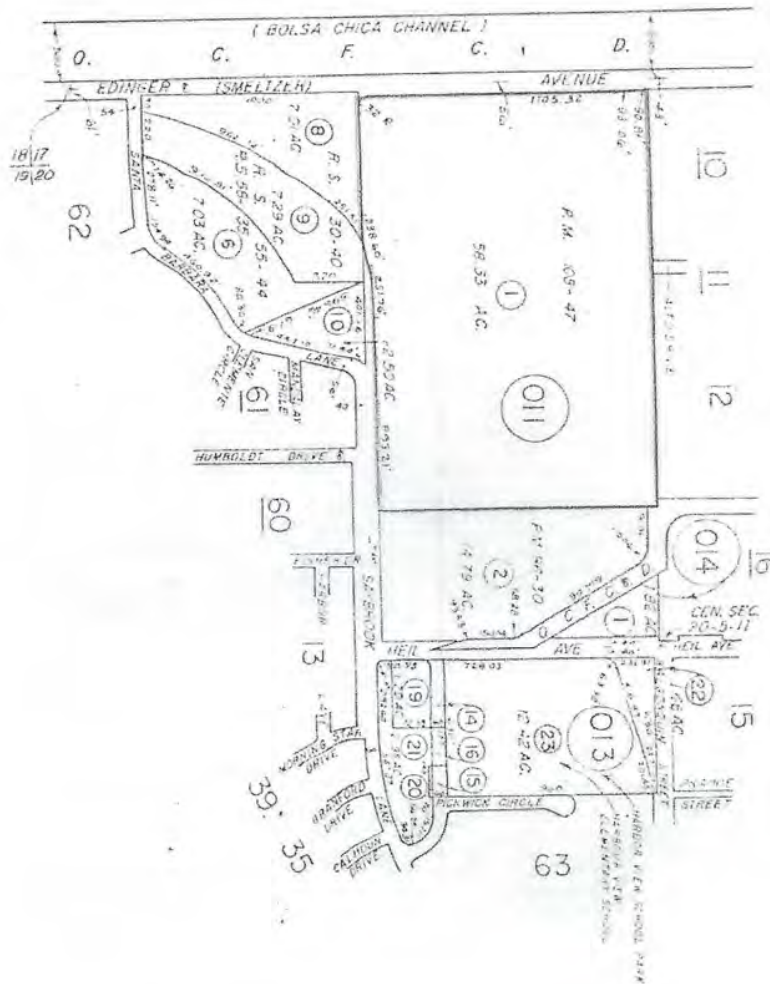
AUTHORIZATION FOR RELEASE FOR RECORDING

Date 12/12/11

Other: _____

(Signature)

95-03


$$\frac{1}{100} = 0.01$$
$$\begin{array}{r|l} 19 & 20 \\ \hline 30 & 29 \end{array}$$

SHEET 2 OF 2 SHEETS
 2 PARCELS
 58.362 ACRES

PARCEL MAP

T.R.M. 77-7
 R.S.T. 8531

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 20, T5S, R11W,
 IN THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP RECORDED IN BOOK
 51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DEC 20 1977 27127
 108 48
 FILED AT 4:00 PM BY BOOK PAGE
 OF PARCEL MAP, COUNTY OF ORANGE, CALIFORNIA
 AS BEARER OF COUNTY LICENSE
 & WITH CALIFORNIA COUNTY RECORDS
 \$7.00

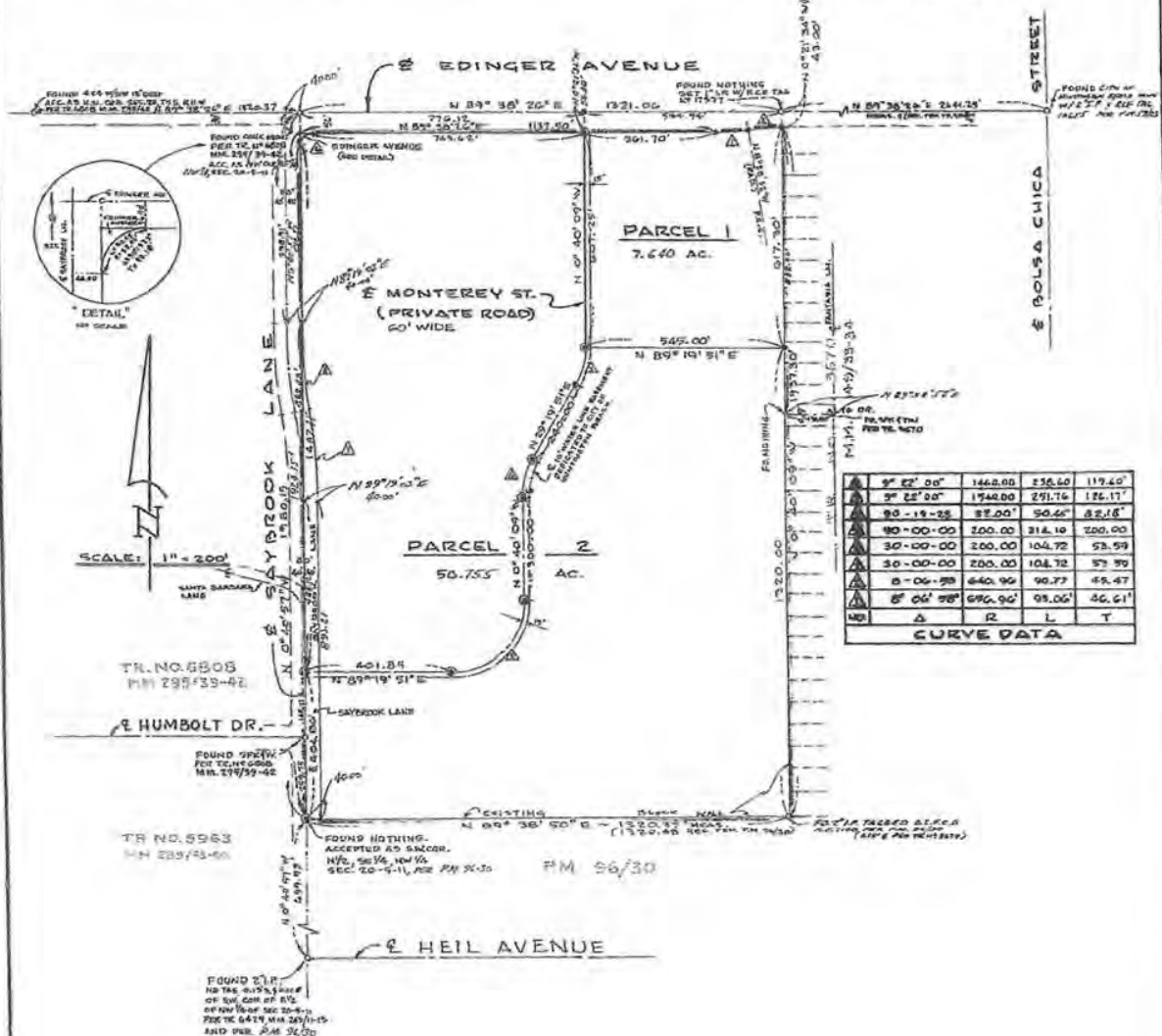
VALLEY CONSULTANTS, INC.
 SAM F. KNISS, R.C.E. NO 17377

BASIS OF BEARINGS

THE BASIS OF BEARINGS ON THIS MAP IS THE CENTER
 LINE OF EDINGER AVENUE (N 89° 38' 26"E) AS SHOWN
 ON TRACT NO 6605, M.M. 219/39-42, RECORDED IN ORANGE COUNTY.

MONUMENT NOTES

- - FOUND MONUMENTS AS NOTED.
- - SET 1" I.P.W./R.C.E. TAC NO 17377.
- ⊙ - SET 3" P.K. & WASHER MARK "RCE 17377".



SHEET 1 OF 2 SHEETS

T.R.M. 77-7
2 PARCELS
58.362 ACRES

PARCEL MAP

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 20, T.5 S., R.11 W.
IN THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP RECORDED IN BOOK
51, PAGE 13 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

VALLEY CONSULTANTS, INC.
SAM F. KNISS, R.C.E. NO. 17377

DATE OF SURVEY: JAN. 2, 1977

T.P.M. 77-7
R.S.T. 8531

DEC 20 1977 27127

108 47

4.00 PER ACROSS
OF ANGE MAP, COUNTY OF ORANGE, CALIFORNIA
AS MOVED IN COUNTY LIMITED
A TRUE CALIFORNIA RECORD

1700

OWNERSHIP CERTIFICATE

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE
INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO
THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN
THE COLORED BORDER LINE, AND WE HEREBY DEDICATE TO THE PUBLIC FOR
STREET PURPOSES: EDINGER AVENUE AND SAYBROOK LANE. WE ALSO
HEREBY DEDICATE TO THE CITY OF HUNTINGTON BEACH THE 10 FOOT WATER
LINE EASEMENT IN MONTEREY STREET AS SHOWN ON THIS MAP.

HOUSER BROS. CO.,
A LIMITED PARTNERSHIP.

Vernon F. Houser
VERNON F. HOUSER
GENERAL PARTNER

Clifford C. Houser
CLIFFORD C. HOUSER
GENERAL PARTNER

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME IN ACCORDANCE WITH THE REQUIREMENTS AND IS
BASED ON A FIELD SURVEY. I HAVE REVIEWED THE SUBDIVISION
MENTS OF THE SUBDIVISION MAP AND THE MAP IS TECHNICALLY
CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE COUNTY
SURVEYOR. ON JANUARY 9, 1977, I REVIEWED THE PARCEL
MAP PROCEDURES OF THE LAND RECORDS DIVISION OF THE
AND THAT THIS PARCEL MAP CONFORMS WITH THE REQUIREMENTS. TENTATIVE
MAP AND THE CONDITIONS OF THE PARCEL MAP WHICH WERE RE-
QUIRED TO BE FULFILLED PRIOR TO THE FILING OF THE PARCEL MAP.

SIGNED: *Sam F. Kniss*
SAM F. KNISS R.C.E. NO. 17377

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION
MAP ACT AND LOCAL ORDINANCES AND THE MAP IS TECHNICALLY
CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE COUNTY
SURVEYOR.

DATED THIS 21ST DAY OF OCTOBER, 1977
MICHAEL ZAMBORY
CITY ENGINEER OF HUNTINGTON BEACH



CITY CLERK'S CERTIFICATE

STATE OF CALIFORNIA }
COUNTY OF ORANGE }
CITY OF HUNTINGTON BEACH }

I, ALICIA M. WERTWORTH, CITY CLERK OF THE CITY OF HUNTINGTON
BEACH, ORANGE COUNTY, DO HEREBY CERTIFY THAT THE MAP WAS
PRESENTED FOR APPROVAL TO THE CITY ENGINEER AND CITY CLERK AT
A REGULAR MEETING THEREOF ON OCTOBER 27TH AND ON OCTOBER 28TH,
1977, AND THAT THEREUPON THE CITY ENGINEER AND CITY CLERK
PASSED AND ENTERED, APPROVED SAID MAP AND DID ACCEPT ON
BEHALF OF THE PUBLIC THE DEDICATION OF EDINGER AVENUE AND
SAYBROOK LANE FOR STREET PURPOSES AND DID ALSO ACCEPT
ON BEHALF OF THE CITY OF HUNTINGTON BEACH THE WATER LINE
EASEMENT IN MONTEREY STREET AS DEDICATED BY THE MAP AND
APPROVE SAID MAP FOR THE PURPOSES OF SECTION 66050(a) OF
THE SUBDIVISION MAP ACT.
CITY CLERK
Dated: November 8, 1977

By: *Alicia M. Wertworth*
ALICIA M. WERTWORTH
CITY CLERK

COUNTY SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS WITH THE MAPPING PROVISIONS OF THE SUBDIVISION
MAP ACT AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT
RELATIVE TO THE PARCEL MAP BOUNDARY.

DATED THIS 16TH DAY OF DECEMBER, 1977.
C. R. NELSON
COUNTY SURVEYOR

By: *Robert W. Viles*
ROBERT W. VILES
DEPUTY

SIGNATURE OMISSIONS

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 66043.6(c)
OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES
HAVE BEEN OMITTED:
1. SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER
OF AN EASEMENT PER BOOK 40, PAGE 122, O.R. 5
2. GENERAL TELEPHONE CO., A CORPORATION, HOLDER OF AN EASE-
MENT PER BOOK 41, PAGE 106, O.R. 5
3. COUNTY OF ORANGE, NO. 1, HOLDER OF AN EASEMENT PER BOOK 97,
PAGE 289, O.R. 5
4. CITY OF HUNTINGTON BEACH, HOLDER OF EASEMENT PER BOOK
91, PAGE 50 & BOOK 91, PAGE 106, BOTH OF DEEDS.
5. STEARNS RANCHOS COMPANY, HOLDER OF EASEMENT PER
BOOK 91, PAGE 50 & BOOK 91, PAGE 106, BOTH OF DEEDS.
6. S. CAL. ED. CO. ALSO HOLDS EASEMENTS PER BOOK 836,
PAGE 20, O.R. 5; BOOK 9300, PAGE 334, O.R. 5.

IMPROVEMENT NOTICE

PURSUANT TO THE PROVISIONS OF SECTION 66041 OF THE SUBDIVISION MAP
ACT, NOTICE IS HEREBY THAT EDINGER AVENUE AND SAYBROOK LANE SHALL BE
IMPROVED IN ACCORDANCE WITH THE CITY OF HUNTINGTON BEACH STANDARDS
AT THE TIME PARCEL NO. 2 IS DEVELOPED.

STATE OF CALIFORNIA }
COUNTY OF ORANGE }

ON THIS 5TH DAY OF OCTOBER, 1977, BEFORE ME, *Lisa Strait*
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
VERNON F. HOUSER AND CLIFFORD C. HOUSER, KNOWN TO ME
TO BE THE PARTNERS OF HOUSER BROS. CO., A LIMITED PARTNER-
SHIP, THE PARTIES SAID TO HAVE EXECUTED THE WITHIN INSTRUMENT,
AND THEY ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES MAY 10, 1981

WITNESS MY HAND AND OFFICIAL SEAL:

Lisa Strait
NOTARY PUBLIC IN AND FOR SAID STATE

IMPERIAL CROP OF AMERICA, SUBSTITUTED TRUSTEE FOR
LIDO INSURANCE AGENCY, INC., A CALIFORNIA CORPORATION, AS
TRUSTEE UNDER A DEED OF TRUST RECORDED IN BOOK 7877, PAGE 981
AND IN BOOK 8583, PAGE 41, BOTH OF OFFICIAL RECORDS.

Claudia Mae Noble

VICE PRESIDENT

STATE OF CALIFORNIA }

COUNTY OF ORANGE }

ON THIS 11TH DAY OF OCTOBER, 1977, BEFORE ME, *Tracy C. Knowles*
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Claudia Mae Noble, KNOWN TO ME TO BE THE VICE PRESIDENT,
AND *Thomas R. Auer*, KNOWN TO ME TO BE THE ASST. SECRETARY
OF IMPERIAL CROP OF AMERICA, INC., A CALIFORNIA CORPORATION, THE
CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN
TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT
ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH
CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

Tracy C. Knowles
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES OCT 24, 1978

CALIFORNIA - SANSOME CORPORATION, A CALIFORNIA CORPORATION,
AS TRUSTEE UNDER A DEED OF TRUST RECORDED IN BOOK 8559,
PAGE 173 OF OFFICIAL RECORDS.

Daniel J. Buechler

VICE PRESIDENT

STATE OF CALIFORNIA }

COUNTY OF ORANGE }

ON THIS 6TH DAY OF OCTOBER, 1977, BEFORE ME, *Sidney M. Kito*
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
DANIEL J. BUECHLER, KNOWN TO ME TO BE THE VICE PRESIDENT,
AND THOMAS R. AUER, KNOWN TO ME TO BE THE ASST. SECRETARY, RESPECTIVELY,
OF CALIFORNIA - SANSOME CORPORATION, A CALIFORNIA CORPORATION,
THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT,
AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN
INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO
ME THAT SUCH CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL:

Sidney M. Kito
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES AUG 9, 1977

MAYLEN CORPORATION, A CALIFORNIA CORPORATION, AS TRUSTEE
UNDER A DEED OF TRUST RECORDED IN BOOK 9251, PAGE 433 OF
OFFICIAL RECORDS MERGED WITH JAMES FINANCIAL CORPORATION

Wm. A. Graham

VICE PRESIDENT

STATE OF CALIFORNIA }

COUNTY OF ORANGE }

ON THIS 20TH DAY OF OCTOBER, 1977, BEFORE ME, *Steven C. Daley*
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Wm. A. Graham AND *Ella M. Loores*, KNOWN TO ME TO BE THE VICE
PRESIDENT & ASST. SECRETARY, RESPECTIVELY, OF MAYLEN CORPORATION,
THE CALIFORNIA CORPORATION THAT EXECUTED THE WITHIN
INSTRUMENT.

EXHIBIT B (ESTATE)

The Estate of Interest in the land is described as follows:

A Ground Leasehold Estate as to Parcels 1 and 2, said Estate being more particularly described as the Lessee's Interest under those certain Ground Leases set forth in Subparagraph (A) herein below.

A remainder interest in a determinable Fee Estate as to Parcels 3 and 4;

An easement as to Parcels 5 and 6;

(A) Those certain Ground Leases, dated August 1, 1980, executed by Houser Bros. Co., a limited partnership organized under the laws of the State of California, in which Clifford C. Houser and Vernon F. Houser constitute the sole General Partners, as Landlord, and by Robert P. Warmington, as Tenant, for the term ending December 31, 2059, upon the Terms, Covenants and Conditions therein contained, recorded as following in Official Records of said Orange County;

Note 1:

The Lessee's interest under said Leases has been assigned to G/HB Investors, a California limited partnership by Assignment which recorded September 30, 1986 as Instrument No. 86-456266 of Official Records; reference being hereby made to the record thereof for full particulars.

Note 2:

An undivided 78.34% of the Lessee's interest under said Leases has been assigned to Barry Brief Family Trust dated May 11, 1993, by Assignment which recorded September 24, 1998 as Instrument No. 19980644010 of Official Records; reference being made to the record thereof for full particulars.

EXHIBIT A (LEGAL)

Parcel 1:

Units 1 through inclusive as shown and defined on a Condominium Plan (the "Condominium Plan") recorded in Book 13358, Pages 1193 and following of Official Records of Orange County, California, excepting that portion consisting of buildings and other improvements.

Parcel 2:

An undivided eighty/eightieths (80/80) interest in the Common Area of Lots 1 and 2 of Tract No. 10542, in the City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 456, Pages 49 and 50 of Miscellaneous Maps, records of Orange County, California, as shown and defined on the Condominium Plan, excepting that portion consisting of buildings and other improvements.

Parcel 3:

Those portions of Units 1 through inclusive, as shown and defined on the Condominium Plan, consisting of buildings and other improvements.

Parcel 4:

An undivided interest in and to those portions of the Common Area as shown and defined on the Condominium Plan, consisting of buildings or other improvements.

Parcel 5:

An easement for the exclusive use and occupancy of those portions of the restricted Common Area, as defined on said Condominium Plan for entry and staircases and attic space relating to said units.

Parcel 6:

A non-exclusive easement and right to use the Common Area as defined on said Condominium Plan, except the restricted Common Area.

Title Chain & Lien Report

16222 Monterey Ln, Huntington Beach, CA 92649-6214

APN: 178-011-16

Orange County Data as of: 08/03/2020

Search Start Date: 01/01/1967 Start Date: 01/01/1967
Search End Date: 08/19/2020 End Date: 08/19/2020

Date	Type	Grantor	Grantee	Document #	Doc Ref.
10/22/1979	Lease	Warrington Robert	Robert P Warrington	13362.317	
10/22/1979	Lease	Houser Bros	Warrington Robert	13362.320	
11/06/1979	Cancellation	Houser Bros		13383.1868	
12/06/1979	Lease	Houser Bros	Warrington Robert	13424.499	
12/06/1979	Lease	Warrington Robert	Robert P Warrington	13424.504	
09/02/1980	Plat, County Miscellaneous Plat			13726.1096	
09/02/1980	Plat, County Miscellaneous Plat			13726.1130	
09/02/1980	Plat, County Miscellaneous Plat			13726.1166	
09/02/1980	Plat, County Miscellaneous Plat			13726.1202	
09/02/1980	Plat, County Miscellaneous Plat			13726.1232	
09/02/1980	Plat, County Miscellaneous Plat			13726.1268	
09/02/1980	Plat, County Miscellaneous Plat			13726.1304	
09/02/1980	Plat, County Miscellaneous Plat			13726.1340	
09/02/1980	Plat, County Miscellaneous Plat			13726.1099	
09/02/1980	Plat, County Miscellaneous Plat			13726.1133	
09/02/1980	Plat, County Miscellaneous Plat			13726.1169	
09/02/1980	Plat, County Miscellaneous Plat			13726.1205	
09/02/1980	Plat, County Miscellaneous Plat			13726.1235	
09/02/1980	Plat, County Miscellaneous Plat			13726.1271	
09/02/1980	Plat, County Miscellaneous Plat			13726.1307	
09/02/1980	Plat, County Miscellaneous Plat			13726.1343	
09/08/1980	Plat, County Miscellaneous Plat			13733.192	
09/08/1980	Plat, County Miscellaneous Plat			13733.272	
09/08/1980	Plat, County Miscellaneous Plat			13733.195	

09/08/1980	Plat, County Miscellaneous Plat			13733.275	
09/26/1980	Plat, County Miscellaneous Plat			13760.957	
10/03/1980	Release			13773.4	
10/03/1980	Release			13773.7	
10/10/1980	Plat, County Miscellaneous Plat			13783.1726	
10/10/1980	Plat, County Miscellaneous Plat			13783.1779	
10/10/1980	Plat, County Miscellaneous Plat			13783.1729	
10/10/1980	Plat, County Miscellaneous Plat			13783.1782	
10/14/1980	Plat, County Miscellaneous Plat			13787.1775	
10/14/1980	Plat, County Miscellaneous Plat			13787.1828	
10/14/1980	Plat, County Miscellaneous Plat			13787.1778	
10/14/1980	Plat, County Miscellaneous Plat			13787.1831	
10/17/1980	Plat, County Miscellaneous Plat			13793.949	
10/17/1980	Plat, County Miscellaneous Plat			13793.952	
07/06/1990	Deed	Houser Bros	Houser Bros	1990.357100	
07/06/1990	Deed Of Trust	Houser Bros	Union Bank	1990.357101	342851
07/21/1997	Amendment	Houser Bros		1997.342851	
10/06/1993	Deed	Malmberg Jack N &	Malmberg Jack N &	1993.678726	
10/08/1993	Declaration Of Homestead	Sullivan John L		1993.686386	
01/27/1994	Declaration Of Homestead	Gibbons Robert L		1994.66495	
07/13/1994	Declaration Of Homestead	Hunn Nancy C		1994.451177	
01/28/1997	Declaration Of Homestead	Rounds Royal E		1997.40615	
07/31/1998	Reconveyance			1998.499256	
06/19/2000	Declaration Of Homestead	Newton Carol A		2000.321481	
08/23/2007	Declaration Of Homestead	Moomau Linda Charl		2007.523219	
09/15/2014	Declaration Of Homestead	Radzinski Linda M		2014.372099	
05/22/2017	Declaration Of Homestead	Vanzyl Vonne H		2017.208348	

Liens, Filings & Judgments

16222 Monterey Ln, Huntington Beach, CA 92649-6214

Search Start Date: 01/01/1967 Name(s) Searched: Houser Bros Co, Houser Bros Co Trust
 Search End Date: 08/19/2020 Match: Exact

Date	Type	Subject Name	Document #	Doc Ref.
------	------	--------------	------------	----------

06/10/1971	Certificate Of Partnership	Houser	9572.175	
07/31/1972	Certificate Of Partnership	Houser Bros	10251.992	
08/17/1976	Amendment	Houser	11854.900	
09/23/1980	Plat, County Miscellaneous Plat	Houser Bros	13754.281	
09/23/1980	Plat, County Miscellaneous Plat	Houser Bros	13754.291	
11/04/1983	Lien	Houser Bros	1983.499211	282543
^ 07/31/1985	Release	Houser Bros	1985.282543	
05/02/1989	Amendment	Houser	1989.232116	
07/06/1990	Deed Of Trust	Houser Bros	1990.357101	342851
^ 07/21/1997	Amendment		1997.342851	
07/09/1990	Certificate Of Partnership	Houser Bros	1990.361236	
07/31/1998	Reconveyance		1998.499256	
11/09/2004	Certificate Of Delinquency Of Personal Property Tax	Houser Bros CX	2004.1008431	
11/09/2004	Certificate Of Delinquency Of Personal Property Tax	Houser Bros CX	2004.1008432	
04/03/2006	State Tax Lien	Houser Brothers	2006.219506	409646
^ 07/30/2009	Release	Houser Brothers	2009.409646	
12/03/2008	State Tax Lien	Houser Brothers	2008.557266	409647
^ 07/30/2009	Release	Houser Brothers	2009.409647	
07/01/2009	Release	Houser Brothers	2009.347624	
12/03/2010	State Tax Lien	Houser Brothers	2010.652383	157636
^ 03/28/2011	Release	Houser Brothers	2011.157636	
06/14/2011	Release	Houser	2011.290442	
12/06/2011	Certificate Of Delinquency Of Personal Property Tax	Houser Bros	2011.636007	
12/06/2011	Certificate Of Delinquency Of Personal Property Tax	Houser Bros	2011.636008	
11/07/2014	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2014.469087	
11/07/2014	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2014.469088	
11/08/2016	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2016.564698	
11/19/2019	Certificate Of Delinquency Of Personal Property Tax	Houser Bros Co	2019.480966	8699
^ 01/08/2020	Release	Houser Bros Co	2020.8699	

EXHIBIT “E”



Cheryl Sharpe / Senior Loan Processor

U.S. Financial Network, Inc.

Office: (800) 655-9044 / Fax: (800) 442-5233

<http://www.usfinancialnet.com>

[Quoted text hidden]

Jamie Gallian <jamiegallian@gmail.com>
To: Jeff Golden <jgolden@wglp.com>, Ed Hays <EHays@marshackhays.com>
Cc: Jamie Gallian <jamiegallian@gmail.com>

Sun, Mar 20, 2022 at 9:26 PM

Mr. Golden, Mr. Hays

I received this comprehensive report compiling the last two years of sales of homes here at Rancho Del Rey and the next closest park Skandia.

Please note the last page of each report.

The average sales price for a home in Rancho Del Rey is \$240,000.00, during the period 3/14/2020 through 3/14/2022 .

I disclosed on my Schedule A, an estimated figure of \$235,000.00. That does not include any value of the leasehold in the ground underneath the home.

On Schedule A, I entered unknown for the entire value combined.

If the Trustee would like me to amend Schedule A, please let me know.

[Quoted text hidden]

Jamie Gallian <jamiegallian@gmail.com>
To: Jeff Golden <jgolden@wglp.com>, Ed Hays <EHays@marshackhays.com>, Vivienne Alston <valston@aadlawyers.com>, Lori Werner <lwerner@wglp.com>, Jamie Gallian <jamiegallian@gmail.com>

Sun, Mar 20, 2022 at 9:32 PM

File attached,

Sorry.

Sincerely,

Jamie Gallian
714-321-3449
jamiegallian@gmail.com

----- Forwarded message -----

From: **Cheryl Sharpe** <Cheryl@usfinancialnet.com>
Date: Mon, Mar 14, 2022 at 12:17 PM
Subject: RANCHO DEL REY; SKANDIA
To: Jamie Gallian <jamiegallian@gmail.com>



Jamie Gallian <jamiegallian@gmail.com>

RANCHO DEL REY; SKANDIA

Cheryl Sharpe <Cheryl@usfinancialnet.com>

Mon, Mar 14, 2022 at 12:16 PM

To: Jamie Gallian <jamiegallian@gmail.com>, Joseph Arroyo <josephamh@outlook.com>

Please see attached
Have a wonderful day

Thank you,

Cheryl Sharpe



Cheryl Sharpe / Senior Loan Processor

U.S. Financial Network, Inc.
Office: (800) 655-9044 / Fax: (800) 442-5233
<http://www.usfinancialnet.com>



copier_20220314_115321.pdf
247K

Jamie Gallian <jamiegallian@gmail.com>

Mon, Mar 14, 2022 at 12:43 PM

To: Cheryl Sharpe <Cheryl@usfinancialnet.com>

Cc: Joseph Arroyo <josephamh@outlook.com>

Received, thank you.
Sincerely,

Jamie Gallian
714-321-3449
jamiegallian@gmail.com

[Quoted text hidden]

Cheryl Sharpe <Cheryl@usfinancialnet.com>

Mon, Mar 14, 2022 at 12:58 PM

To: Jamie Gallian <jamiegallian@gmail.com>

You are very welcome

Thank you,

Cheryl Sharpe

Park Name : **RANCHO DEL REY
MOBILE ESTATES**
 Park : 16222 MONTEREY L
 Address : HUNTINGTON BEACH, CA
 92649
 Spaces : 379
 From : 3/14/2020 to 3/14/2022
 Report date : 3/14/2022

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
16222 MONTEREY LN #315 HUNTINGTON BEACH	03/29/2006 DELAWARE WESTERN HOMES CORP SILVERCREST	\$365,000.00 \$325,000.00 12/03/2021	<u>LB15646</u>	15.5 61 14.8333 61	1850.33 \$175.64
16222 MONTEREY LN #105 HUNTINGTON BEACH	11/20/2009 CMH MANUFACTURING WEST INC CHATEAU SERIES	\$148,195.00 \$285,000.00 10/15/2021	<u>LBK6772</u> 5 STAR HOMES	14.8333 54 14.8333 54	1602 \$177.90
16222 MONTEREY LN #81 HUNTINGTON BEACH	01/01/1985 MONTCLAIR MOBILE HOMES BONANZA	\$3,300.00 \$149,000.00 10/08/2021	<u>LB4900</u> 5 STAR HOMES	10 48 10 48	960 \$155.21
16222 MONTEREY LN #23 HUNTINGTON BEACH	04/18/1997 FLEETWOOD HM CALIF INC SUNPOINTE VVS	\$64,235.00 \$135,000.00 10/01/2021	<u>LAX7136</u> 5 STAR HOMES	11.75 57.3333 11.75 56	1331.67 \$101.38
16222 MONTEREY LN #310 HUNTINGTON BEACH	12/04/2003 CHAMPION HOME BUILDERS COMPANY RESIDENTIAL	\$153,325.00 \$319,500.00 09/28/2021	<u>LB6142</u>	13.3333 58 13.3333 60	1573.33 \$203.07
16222 MONTEREY LN #25 HUNTINGTON BEACH	08/27/2004 SKYLINE HOMES INC OAKMANOR	\$271,050.00 \$270,000.00 09/15/2021	<u>LBG5840</u> 5 STAR HOMES	13.3333 59 13.3333 60.3333	1581.11 \$169.69
16222 MONTEREY LN #150 HUNTINGTON BEACH	11/03/2005 SKYLINE HOMES INC OAKMANOR	\$289,637.00 \$280,000.00 09/08/2021	<u>LBH7988</u> 5 STAR HOMES	13.3333 56 13.3333 56	1493.33 \$187.60
16222 MONTEREY LN #159 HUNTINGTON BEACH	01/01/1985 SKYLINE SKYLINE	\$3,100.00 \$75,000.00 07/29/2021	<u>LB07483</u> 5 STAR HOMES	10 52	520 \$144.23
16222 MONTEREY LN #316 HUNTINGTON BEACH	02/01/2013 CMH MANUFACTURING WEST INC GOLDEN WEST	\$148,572.00 \$100,000.00 07/27/2021	<u>LBK2518</u>	13.5 60 13.5 60	1620 \$61.73
16222 MONTEREY LN #277 HUNTINGTON BEACH	01/01/1985 ROLLAWAY	\$10,999.00 \$162,000.00 07/21/2021	<u>LBG7654</u> 5 STAR HOMES	12 57 12 57	1368 \$118.42
16222 MONTEREY LN #70 HUNTINGTON BEACH	PTHSE	\$9,300.00 \$48,000.00 06/30/2021	<u>ABA2838</u>	10 56 10 56	1120 \$42.86

16222 MONTEREY LN #128 HUNTINGTON BEACH	07/24/2000 DELAWARE WESTERN HOMES CORP SILVERCREST	\$113,000.00 \$215,000.00 06/30/2021	<u>LBC1704</u> 5 STAR HOMES	12 53.3333 12 53.3333	1280 \$167.97
16222 MONTEREY LN #30 HUNTINGTON BEACH	10/04/1999 DELAWARE WESTERN HOMES CORP SILVERCREST	\$102,199.00 \$169,000.00 05/13/2021	<u>LBA2954</u> 5 STAR HOMES	13.5 56 12.8333 56	1474.67 \$114.60
16222 MONTEREY LANE SP 22 HUNTINGTON BEACH	11/11/2013 CMH MANUFACTURING WEST INC GOLDEN WEST	\$130,000.00 \$212,000.00 05/10/2021	<u>LBL8405</u> 5 STAR HOMES	11.8333 58 11.8333 58	1372.67 \$154.44
16222 MONTEREY LANE #282 HUNTINGTON BEACH	11/07/2013 CMH MANUFACTURING WEST INC CMH	\$202,858.00 \$330,000.00 05/07/2021	<u>LBL7735</u> 5 STAR HOMES	14.8333 60 14.8333 58	1750.33 \$188.54
16222 MONTEREY LN #221 HUNTINGTON BEACH	02/26/2010 CMH MANUFACTURING WEST INC CASTLE LIMITED	\$225,000.00 \$319,500.00 04/29/2021	<u>LBK5051</u> EAGLE COMMUNITY CREDIT UNION J/R MOBILEHOME SALES	11.8333 60 9.8333 56 11.8333 56	1923.33 \$166.12
16222 MONTEREY LANE #10 HUNTINGTON BEACH	08/14/2006 DELAWARE WESTERN HOMES CORP SILVERCREST	\$236,153.00 \$330,000.00 04/23/2021	<u>LB17633</u> 5 STAR HOMES	13.5 62.6667 13.5 61.3333 13.5 27	2038.5 \$161.88
16222 MONTEREY LN #50 HUNTINGTON BEACH	07/11/1991 HALLMARK SOUTHWEST CORP WINCHESTER II	\$55,000.00 \$105,000.00 04/07/2021	<u>LAT2541</u> 5 STAR HOMES	12 56 12 56	1344 \$78.12
16222 MONTEREY LN #274 HUNTINGTON BEACH	01/01/1968 VIKING EDGEWOOD	\$15,700.00 \$187,000.00 03/30/2021	<u>LBN5869</u> EAGLE COMMUNITY CREDIT UNION BLUE CARPET MANUFACTURED HOMES	12 57 12 57	1368 \$136.70
16222 MONTEREY LN #254 HUNTINGTON BEACH	01/01/1968 CORNELL CORNELL	\$14,100.00 \$109,000.00 03/17/2021	<u>LBO5799</u> 5 STAR HOMES	12 57 12 57	1368 \$79.68
16222 MONTEREY LN #325 HUNTINGTON BEACH	08/01/2008 SKYLINE HOMES INC PALMSPRINGS	\$199,600.00 \$270,000.00 03/12/2021	<u>LBJ9095</u> 5 STAR HOMES	13.3333 60 13.3333 58	1573.33 \$171.61
16222 MONTEREY LN #192 HUNTINGTON BEACH	06/03/2003 DELAWARE WESTERN HOMES CORP SILVERCREST	\$205,000.00 \$205,000.00 03/01/2021	<u>LBF4183</u>	13.5 56 12.8333 58	1474.67 \$139.01
16222 MONTEREY LN #265 HUNTINGTON BEACH	11/10/2020 CHAMPION HOME BUILDERS INC SKYLINE	\$306,641.00 \$306,641.00 01/08/2021	<u>LBO4991</u> J/R MOBILEHOME SALES	13.3333 60 13.3333 60	1600 \$191.65
16222 MONTEREY LN #109 HUNTINGTON BEACH	03/27/2020 CMH MANUFACTURING WEST INC CLAYTON	\$212,000.00 \$212,000.00 12/15/2020	<u>LBO4868</u> MACY HOMES INC	11.6667 56 11.6667 56	1306.67 \$162.24

16222 MONTEREY LN #213	04/13/2004 SKYLINE HOMES INC OAKMANOR	\$227,489.00 \$262,500.00 11/24/2020	<u>LBK9757</u>	11.8333 52 11.8333 56 11.8333 56	1940.67 \$135.26
HUNTINGTON BEACH					
16222 MONTEREY LN #119	SKYLINE SKYLINE	\$17,899.00 \$135,000.00 10/30/2020	<u>LAZ5405</u>	12 56 12 56	1344 \$100.45
HUNTINGTON BEACH					
16222 MONTEREY LN #343	01/21/2013 CMH MANUFACTURING WEST INC GOLDEN WEST	\$133,709.00 \$205,000.00 10/29/2020	<u>LBL4819</u> 5 STAR HOMES	13.5 58 13.5 58	1566 \$130.91
HUNTINGTON BEACH					
16222 MONTEREY LN #57	08/02/2011 CMH MANUFACTURING WEST INC GOLDEN WEST	\$105,500.00 \$190,000.00 10/27/2020	<u>LBK9621</u> 5 STAR HOMES	11.8333 56 11.8333 56	1325.33 \$143.36
HUNTINGTON BEACH					
16222 MONTEREY LN #157	09/27/2004 CHAMPION HOME BUILDERS COMPANY WELLINGTON MANOR	\$0.00 \$137,000.00 10/02/2020	<u>LBH5292</u> J/R MOBILEHOME SALES	11.6667 56 11.6667 56	1306.67 \$104.85
HUNTINGTON BEACH					
16222 MONTEREY LN #296	01/29/2015 SKYLINE HOMES INC SUNSET RIDGE	\$206,587.00 \$271,000.00 09/24/2020	<u>LBK2824</u> 5 STAR HOMES	13.3333 62.6667 13.3333 60	1635.56 \$165.69
HUNTINGTON BEACH					
16222 MONTEREY LN #231	07/13/2004 DELAWARE WESTERN HOMES CORP SILVERCREST	\$269,000.00 \$199,900.00 09/17/2020	<u>LBK2401</u>	13.5 56 12.8333 56	1474.67 \$135.56
HUNTINGTON BEACH					
16222 MONTEREY LANE #269	06/08/2000 SKYLINE HOMES INC OAKMANOR	\$98,681.00 \$240,000.00 09/11/2020	<u>LBK5766</u> 5 STAR HOMES	11.8333 52 11.8333 56 11.8333 62	2011.67 \$119.30
HUNTINGTON BEACH					
16222 MONTEREY LN #108	06/26/2007 PALM HARBOR HOMES INC PALM HARBOR	\$275,000.00 \$265,000.00 08/12/2020	<u>LBK3986</u> EAGLE COMMUNITY CREDIT UNION 5 STAR HOMES	13.3333 56 13.3333 59	1533.33 \$172.83
HUNTINGTON BEACH					
16222 MONTEREY LN #280	05/17/2006 CMH MANUFACTURING WEST INC GOLDEN WEST	\$298,000.00 \$200,000.00 08/12/2020	<u>LBK1431</u> 5 STAR HOMES	11.8333 54 9.83333 53.3333 11.8333 46	1707.78 \$117.11
HUNTINGTON BEACH					
16222 MONTEREY LN #311	11/18/2013 SKYLINE HOMES INC SUNSET RIDGE	\$157,911.00 \$278,000.00 07/08/2020	<u>LBK8907</u> 5 STAR HOMES	13.3333 56 13.3333 58.6667	1528.89 \$181.83
HUNTINGTON BEACH					
16222 MONTEREY LN SP 133	01/01/1973 SILVERCREST SILVERCREST	\$22,100.00 \$107,000.00 06/23/2020	<u>LBK3342</u> 5 STAR HOMES	12 64 12 64	1536 \$69.66
HUNTINGTON BEACH					
16222 MONTEREY LANE #82	12/14/1998 SKYLINE HOMES INC GLENHAVEN	\$92,000.00 \$245,000.00 05/15/2020	<u>LAZ2767</u>	11.8333 52 11.8333 52 11.8333 46	1798.67 \$136.21
HUNTINGTON BEACH					
16222 MONTEREY LN #14	07/26/2011 CMH MANUFACTURING WEST INC GOLDEN WEST	\$109,647.00 \$204,500.00 05/06/2020	<u>LBK9624</u>	11.8333 56 11.8333 56	1325.33 \$154.30
HUNTINGTON BEACH					
16222 MONTEREY LN #53	07/10/2019 CHAMPION HOME BUILDERS INC SUNSET RIDGE	\$230,000.00 \$230,000.00 06/04/2020	<u>LBK3276</u> T K M HOME SALES INC.	10 56 11.8333 54	1199 \$191.83
HUNTINGTON BEACH					

	Original	Resale
Total	\$5,738,487.00	\$8,288,541.00
Average	\$147,140.69	\$212,526.69
Max	\$365,000.00	\$330,000.00
Min	\$0.00	\$48,000.00
Avg \$SqFt	\$93.81	\$141.27
Avg SqFt	1491	1491
Number of records	39	

Park Name : **SKANDIA MOBILE CC**Park 16444 BOLSA CHICA
Address : HUNTINGTON BEACH, CA
92649

Spaces : 167

From : 3/14/2020 to 3/14/2022

Report date : 3/14/2022

Address City	Mfd Date MFG Trade	Original Current Sales Date	Decal Legal Dealer	Wd Lt	Total sq Ft Per Sq Ft
16444 BOLSA CHICA #12 HUNTINGTON BEACH	06/21/2021 CHAMPION HOME BUILDERS INC-COR SILVERCREST	\$287,850.00 \$287,850.00 09/24/2021	<u>LBO7177</u> BLUE CARPET MANUFACTURED HOMES	11.8333 57.3333 11.8333 57.3333	1366.89 \$212.14
16444 BOLSA CHICA ST #14 HUNTINGTON BEACH	07/29/2011 SKYLINE HOMES INC PALMSPRINGS	\$182,015.00 \$268,555.00 08/20/2021	<u>LBK9472</u>	13.3333 60 13.3333 60	1600 \$167.85
16444 BOLSA CHICA RD #140 HUNTINGTON BEACH	10/29/2004 SKYLINE HOMES INC OAKMANOR	\$197,108.00 \$185,000.00 08/03/2021	<u>LBG6541</u>	13.3333 56 13.3333 56	1493.33 \$123.88
16444 BOLSA CHICA RD #8 HUNTINGTON BEACH	10/21/2003 SKYLINE HOMES INC OAKMANOR	\$160,875.00 \$274,500.00 07/06/2021	<u>LBF5580</u>	13.3333 56 13.3333 56	1493.33 \$183.82
16444 BOLSA CHICA #81 HUNTINGTON BEACH	11/30/2004 DELAWARE WESTERN HOMES CORP SILVERCREST	\$228,396.00 \$189,900.00 03/12/2021	<u>LBG7635</u> J/R MOBILEHOME SALES	12 60 12 60	1440 \$131.88
16444 BOLSA CHICA ST SP 141 HUNTINGTON BEACH	04/01/2005 DELAWARE WESTERN HOMES CORP SILVERCREST	\$235,000.00 \$189,000.00 12/22/2020	<u>LBH3077</u> EAGLE COMMUNITY CREDIT UNION	13.5 55 12.8333 55	1448.33 \$130.49
16444 BOLSA CHICA ST #125 HUNTINGTON BEACH	01/23/2013 CMH MANUFACTURING WEST INC GOLDEN WEST	\$136,000.00 \$220,000.00 11/18/2020	<u>LBL5145</u>	13.5 58 13.5 58	1586 \$140.49
16444 BOLSA CHICA #34 HUNTINGTON BEACH	02/13/2002 SKYLINE HOMES INC OAKMANOR	\$130,705.00 \$289,500.00 10/14/2020	<u>LBG6797</u> 5 STAR HOMES	13.3333 58.6667 13.3333 58.6667	1584.44 \$185.05
16444 BOLSA CHICA ST #57 HUNTINGTON BEACH	08/29/2007 SKYLINE HOMES INC OAKMANOR	\$210,000.00 \$195,000.00 10/08/2020	<u>LBJ5268</u> 5 STAR HOMES	11.8333 56 11.8333 45.6667	1203.06 \$162.09
16444 BOLSA CHICA RD #7 HUNTINGTON BEACH	01/28/2004 SKYLINE HOMES INC OAKMANOR	\$159,900.00 \$215,000.00 09/28/2020	<u>LBF7355</u>	13.3333 56 13.3333 56	1493.33 \$143.97
16444 BOLSA CHICA RD #149 HUNTINGTON BEACH	07/17/2020 CHAMPION HOME BUILDERS INC SUNSET RIDGE	\$239,000.00 \$239,000.00 09/16/2020	<u>LBO5092</u> J/R MOBILEHOME SALES	13.3333 56 13.3333 54	1466.67 \$162.95

16444 BOLSA CHICA ST #126	07/21/2020	\$268,353.00	<u>LBO3916</u>	13.3333 58	1520
HUNTINGTON BEACH	CHAMPION HOME BUILDERS INC	\$268,353.00	BLUE CARPET MANUFACTURED HOMES	13.3333 56	\$176.55
	SILVERCREST	08/07/2020			
16444 BOLSA CHICA #98	02/07/2020	\$289,000.00	<u>LBO3158</u>	13.3333 56	1466.67
HUNTINGTON BEACH	CHAMPION HOME BUILDERS INC	\$289,000.00	J/R MOBILEHOME SALES	13.3333 54	\$197.05
	SUNSET RIDGE	06/17/2020			
16444 BOLSA CHICA #122	08/14/2015	\$191,600.00	<u>LBM5043</u>	13.5 58	1566
HUNTINGTON BEACH	CMH MANUFACTURING WEST INC	\$254,500.00	BLUE CARPET MANUFACTURED HOMES	13.5 58	\$162.52
	GOLDEN WEST	04/03/2020			

	Original	Resale
Total	\$2,915,802.00	\$3,365,158.00
Average	\$208,271.57	\$240,368.43
Max	\$289,000.00	\$289,500.00
Min	\$130,705.00	\$185,000.00
Avg \$SqFt	\$142.67	\$162.91
Avg SqFt	1477	1477
Number of records	14	

MH Online Value/Price Report Receipt
July 27, 2021 at 8:55 AM

MH Online Receipt

Order Information

Description: Basic Value Report
Invoice Number: 448119-VIR

Billing Information

Jamie Gallian
16222 Monterey Ln #376
Huntington Beach, CA 92649
jamiegallian@gmail.com
714-321-3449

Basic Value Report: \$30.00
CC Surcharge @ 2%: 0.60
Total Amount Charged: \$30.60(USD)

Payment Information

Date/Time: 2021-07-27 15:55:06
Transaction ID: 6274013055746473204275
Payment Method: Visa XXXX7357
Transaction Type: Purchase

Merchant Contact Information

NADAguides.com
Costa Mesa, CA 92626
United States
rag-di-mhonline-reports@jdpa.com

J.D. POWER



Used Manufactured Home Value Report

Reference Number 448119

Edition July-Aug 2021

Date 07/27/2021

Year Mfg'd	Manufacturer	Trade Name	State	Region
2014	SKYLINE	CUSTOM VILLA	CA	PA

Floor Areas: Triple-Wide

	Width		Length		Total Value
Main Floor Area:	54	x	60		\$171,168.00

1. Base Structure Value		\$171,168.00
2. State Location Adjustment	x	107 %
3. Total Guide Book Retail Value (in average condition)		\$183,149.76
4. Condition Adjustment Selected: Good	x	109 %
5. Condition Adjusted Value		\$199,633.24
6. Total Adjusted Value of Home		\$199,633.24
7. Total Additional Features	+	\$10,363.32
8. Total Adjusted (Retail) Value of Home and Optional Equipment		\$209,996.56

Comments: This value report was produced by using NADAguides.com's Manufactured Housing Online Request Form. This is an automated valuation tool that generates value reports based on user-selected home criteria.

The value indication of this value report represents the depreciated replacement cost of the home and added features in retail dollars, and does not include adjustments for land, community "in place location value", or local market comparable sales.

This is not an appraisal form.

Disclaimer

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Used Manufactured Home Value Report

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Year Mfg'd	Manufacturer	Trade Name	State	Region
2014	SKYLINE	CUSTOM VILLA	CA	PA

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
BATH FIXTURES					
Fiberglass Shower Stall	1	ea.	5+ Yrs	\$136.00	\$136.00
Garden Tub (Skirted)	1	ea.	5+ Yrs	\$226.00	\$226.00
Fiberglass Tub - Combo	1	ea.	5+ Yrs	\$191.00	\$191.00
Total BATH FIXTURES					\$553.00
DOORS					
Deluxe House Type Exterior Door	2	ea.	5+ Yrs	\$99.00	\$198.00
Total DOORS					\$198.00
ELECTRICAL					
Electric Home - Total	1	ea.	5+ Yrs	\$363.00	\$363.00
Total ELECTRICAL					\$363.00
FAN					
Ceiling Paddle Fan	3	ea.	5+ Yrs	\$67.00	\$201.00
Total FAN					\$201.00
FLOORING					
T & G Plywood Sub-Flooring	3240	sq. ft.	5+ Yrs	\$0.25	\$810.00
Total FLOORING					\$810.00
HOUSE TYPE ROOFING					
Multi-wide	1	home	5+ Yrs	\$431.00	\$431.00
Third/Tag-A-Long Section	1	home	5+ Yrs	\$123.00	\$123.00
Total HOUSE TYPE ROOFING					\$554.00
HOUSE TYPE SIDING					
Multi-wide	1	home	5+ Yrs	\$833.00	\$833.00
Third/Tag-A-Long Section	1	home	5+ Yrs	\$343.00	\$343.00
Total HOUSE TYPE SIDING					\$1,176.00

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Used Manufactured Home Value Report



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Year Mfg'd	Manufacturer	Trade Name	State	Region
2014	SKYLINE	CUSTOM VILLA	CA	PA

Components

INTERIOR

Cathedral/Vaulted Ceiling Rooms	6	ea.	5+ Yrs	\$121.00	\$726.00
Total INTERIOR					\$726.00

KITCHEN APPLIANCES

22 CF Refrigerator	1	ea.	5+ Yrs	\$485.00	\$485.00
Dishwasher	1	ea.	5+ Yrs	\$177.00	\$177.00
Garbage Disposal	1	ea.	5+ Yrs	\$80.00	\$80.00
Total KITCHEN APPLIANCES					\$742.00

MISCELLANEOUS

Clothes Washer	1	ea.	5+ Yrs	\$199.00	\$199.00
Clothes Dryer	1	ea.	5+ Yrs	\$221.00	\$221.00
Fireplace (Built-In/Permanent)	1	ea.	5+ Yrs	\$1,011.00	\$1,011.00
Total MISCELLANEOUS					\$1,431.00

PLUMBING

Stainless Steel Sink	1	ea.	5+ Yrs	\$92.00	\$92.00
Total PLUMBING					\$92.00

WINDOWS

Skylight	2	ea.	5+ Yrs	\$133.00	\$266.00
Total WINDOWS					\$266.00

Total Components

\$7,112.00

Accessories

PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)

Elevated - Wood w/Rails	120	sq. ft.	5+ Yrs	\$6.78	\$813.60
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$813.60

SKIRTING TO 30" HIGH (Measure Around Perimeter)

Shiplap (Horizontal)	228	lin. ft.	5+ Yrs	\$6.24	\$1,422.72
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,422.72

J.D. POWER

Used Manufactured Home Value Report



Reference Number 448119

Edition July-Aug 2021

Date 07/27/2021

Year Mfg'd	Manufacturer	Trade Name	State	Region
2014	SKYLINE	CUSTOM VILLA	CA	PA

Accessories

STEPS

Wood - 3 Steps	5	ea.	5+ Yrs	\$203.00	\$1,015.00
Total STEPS					\$1,015.00
Total Accessories					\$3,251.32
Total Additional Features					\$10,363.32

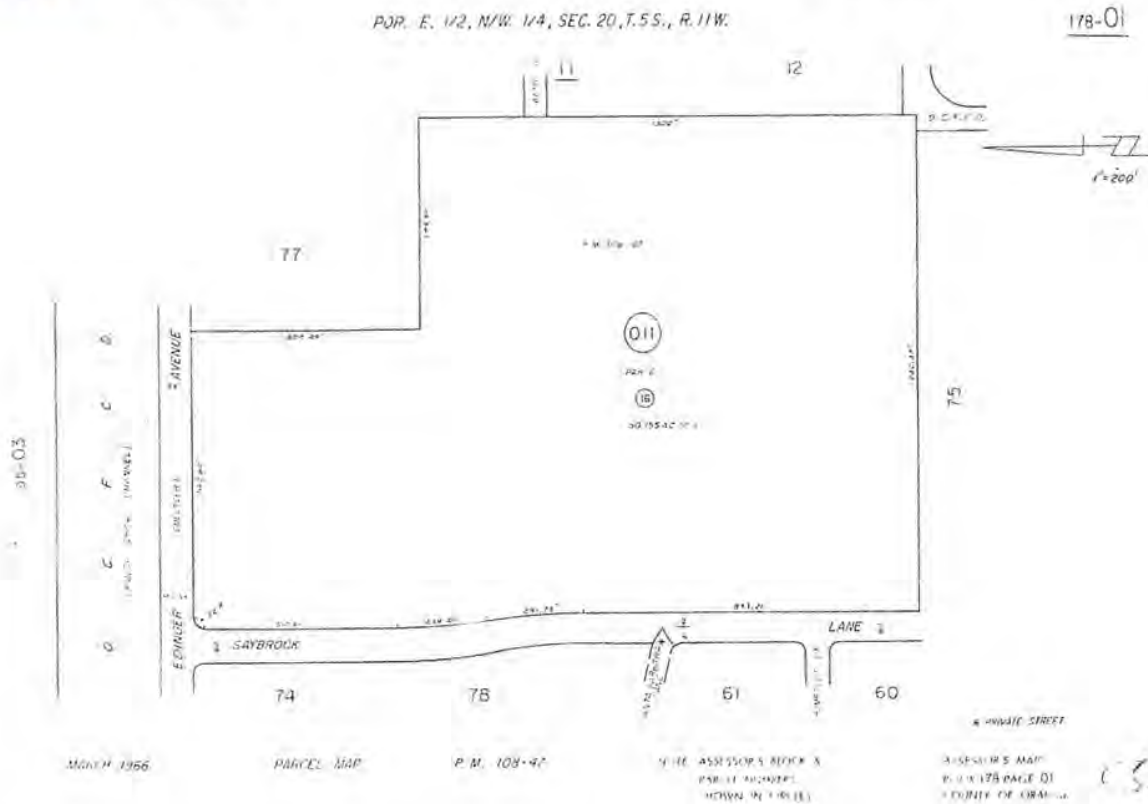
Tax Map - myFirstAm

<https://www.myfirstam.com/Polygon/MapSearch>

First American

myFirstAm® Tax Map

16222 Monterey Ln #376, Huntington Beach, CA 92649



Tax Map

16222 Monterey Ln #376, Huntington Beach, CA 92649

11/15/2019

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R

City Address, School, Agent, ...

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Overview


Property Details

Sale & Tax History

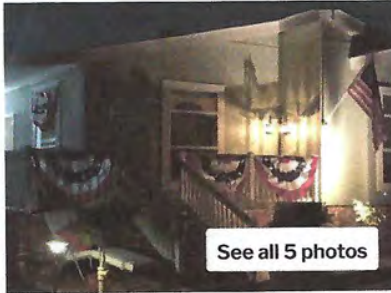

Public Facts

Schools

OFF MARKET



Street View



See all 5 photos

Home Values Near 16222 Monterey Ln #376

Data from public records.

Address	Redfin Estimate	Address	Redfin Estimate	Address	Redfin Estimate
16222 Monterey Lane Unit 1 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 111 Huntington Beach, CA 2 Beds - Baths 1060 Sq. Ft.	\$145,367	16222 Monterey Lane Unit 147 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 261 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 62 Huntington Beach, CA 2 Beds 2 Baths 1340 Sq. Ft.	\$174,321	16222 Monterey Lane Unit 86 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 322 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 210 Huntington Beach, CA 3 Beds 2 Baths 1493 Sq. Ft.	\$248,280	16222 Monterey Lane Unit 337 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 310 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 93 Huntington Beach, CA 3 Beds 2 Baths 1600 Sq. Ft.	\$253,024	16222 Monterey Lane Unit 204 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 150 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 260 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 24 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 320 Huntington Beach, CA 3 Beds 2 Baths 1727 Sq. Ft.	\$328,497	16222 Monterey Lane Unit 294 Huntington Beach, CA - Beds - Baths - Sq. Ft.	\$185,331	16222 Monterey Lane Unit 201 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—
16222 Monterey Lane Unit 313 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 99 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—	16222 Monterey Lane Unit 256 Huntington Beach, CA - Beds - Baths - Sq. Ft.	—

Show Less ^

16222 Monterey Ln #376, Huntington Beach, CA 92649

\$296,642

Redfin Estimate

2

Beds

2

Baths

1,566

Sq Ft



[View Owner Dashboard](#)

Off Market

About This Home

16222 Monterey Ln #376 is a 1,566 square foot home with 2 bedrooms and 2 bathrooms. This home is currently off market. Based on Redfin's Huntington Beach data, we estimate the home's value is \$296,642.

Redfin last checked: [over 7 days ago](#). Source: Public Records

Redfin Estimate for 16222 Monterey Ln #376

[Edit Home Facts](#) to improve accuracy.

[Create an Owner Estimate](#)

\$296,642

[See estimate history](#)

Redfin Estimate based on recent home sales.

SOLD APR 26, 2022



\$285,000 Sold Price

A

3 Beds 2 Baths 1,824 Sq. Ft.

16222 Monterey Ln #375, Huntington Beach, CA 92649

— \$33/sq ft

↓ 12 years older

SOLD JAN 18, 2022



\$300,000 Sold Price

B

3 Beds 2 Baths 1,566 Sq. Ft.

16222 Monterey Ln #314, Huntington Beach, CA 92649

+ \$3/sq ft

↓ 1 year older

[View comparables on map](#)

Homeowner Tools



[Edit home facts](#)

Review property details and add renovations.



Manage photos

Update home photos or make them private.



Create an Owner Estimate

Select recent home sales to estimate your home's value.



View Owner Dashboard

Track your estimate and nearby sale activity.

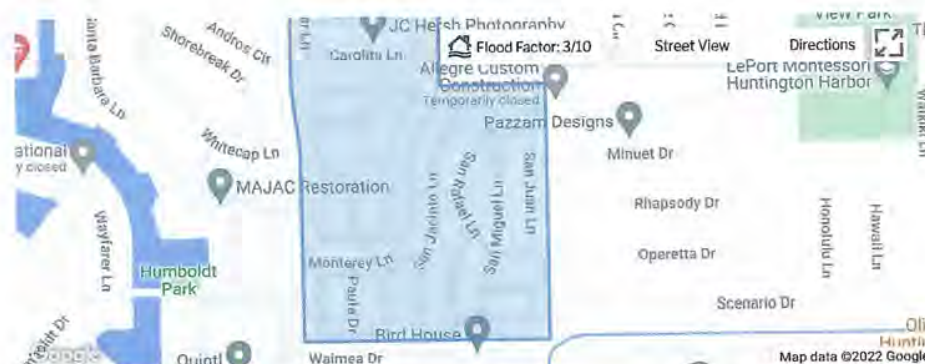
Home Facts

Status Off Market Property Type Mobile/Manufactured Home

Year Built 2014

Price Insights

Redfin Estimate \$296,642 Price/Sq.Ft. \$189



Advertisement

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Property Details for 16222 Monterey Ln #376

Exterior Features, Taxes / Assessments

Mobile Home Information

- Is Mobile Home

Assessor Information

- Assessment Year: 2021

Property / Lot Details

Property Information

- Legal Description: T-MHP: RANDRE MSP: 376

Lot Information

- # of Buildings: 1
- County Use Description: MOBILE HOME

This data may not show owner updates. [Learn more.](#)

Sale & Tax History for 16222 Monterey Ln #376

Sale History Tax History

Today

Dec 17, 2018 Date	Delisted (Withdrawn) CRMLS #OC18179029	— Price
Dec 16, 2018 Date	Relisted (Active) CRMLS #OC18179029	— Price
Dec 2, 2018 Date	Relisted (Active) CRMLS #OC18179029	— Price
Dec 2, 2018 Date	Delisted (Hold Do Not Show) CRMLS #OC18179029	— Price
Nov 21, 2018 Date	Delisted (Hold Do Not Show) CRMLS #OC18179029	— Price
Nov 10, 2018 Date	Price Changed CRMLS #OC18179029	* Price
Oct 19, 2018 Date	Price Changed CRMLS #OC18179029	* Price
Oct 5, 2018 Date	Price Changed CRMLS #OC18179029	* Price
Aug 8, 2018 Date	Price Changed CRMLS #OC18179029	* Price
Jul 25, 2018 Date	Listed (Active) CRMLS #OC18179029	* Price



Listing provided courtesy of CRMLS

Advertisement

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Public Facts for 16222 Monterey Ln #376

Edit Facts			
Beds	2	Style	Mobile/Manufactured Home
Baths	2	Year Built	2014
Sq. Ft.	1,566	Year Renovated	—
Stories	1	County	Orange County
Parking Spaces	3	APN	89156962
Basement	No	HOA Dues	—
Accessible	No	Garage	No
Lot Size	—	Features	—

Home facts updated by owner on May 16, 2022. [View Public Records](#)

Schools

GreatSchools Summary Rating

7/10	Harbour View Elementary Sc... Public, K-5 • Serves this home	687 Students	0.4mi Distance	40 reviews
6/10	Marine View Middle School Public, 6-8 • Serves this home	730 Students	1.7mi Distance	11 reviews
9/10	Marina High School Public, 9-12 • Serves this home	2443 Students	1.4mi Distance	9 reviews

School data is provided by GreatSchools, a nonprofit organization. Redfin recommends buyers and renters use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves.

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

Around This Home

Transportation in 92649

27 / 100

Car-Dependent
Walk Score®

28 / 100

Some Transit
Transit Score®

66 / 100

Bikeable
Bike Score®

Recommended For You

Based on homes you've looked at.



\$114,999

2 Beds 2 Baths 800 Sq. Ft.

7887 Lampson Ave #88, Garden Grove, CA 92841



\$115,000

2 Beds 2 Baths 1,248 Sq. Ft.

8111 Stanford Ave #38, Garden Grove, CA 92841



\$196,900

4 Beds 2 Baths 1,392 Sq. Ft.

20701 Beach Blvd #298, Huntington Beach, CA 92648



\$154,800

3 Beds 2 Baths 1,100 Sq. Ft.

5772 Garden Grove Blvd #52, Westminster, CA 92683



\$129,000

2 Beds 2 Baths 1,250 Sq. Ft.

7271 Katella Ave #97, Stanton, CA 90680



\$183,900

2 Beds 2 Baths 1,440 Sq. Ft.

20701-31 Beach Blvd #31, Huntington Beach, CA 92648

Nearby Similar Homes

Sorry, we don't have any nearby similar homes to display. See all homes for sale in [92649](#)

Nearby Recently Sold Homes

Nearby homes similar to 16222 Monterey Ln #376 have recently sold between \$90K to \$300K at an average of \$125 per square foot.



SOLD JUN 7, 2022

\$99,000 Last Sold Price

2 Beds 2 Baths 1,300 Sq. Ft.

16222 Monterey Ln #158, Huntington Beach, CA 92649



SOLD APR 7, 2022

\$130,000 Last Sold Price

2 Beds 2 Baths 1,620 Sq. Ft.

16444 Bolsa Chica St #109, Huntington Beach, CA 92641



SOLD APR 13, 2022 3D WALKTHROUGH

\$90,000 Last Sold Price

3 Beds 2 Baths 1,640 Sq. Ft.

16444 Bolsa Chica St #11, Huntington Beach, CA 92649

[View More Recently Sold Homes](#)

Home Values Near 16222 Monterey Ln #376

Data from public records.

Address

16222 Monterey Lane Unit 1, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

16222 Monterey Lane Unit 261, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

16222 Monterey Lane Unit 322, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

16222 Monterey Lane Unit 310, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

16222 Monterey Lane Unit 150, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

16222 Monterey Lane Unit 320, Huntington Beach, CA
 3 Beds | 2 Baths | 1727 Sq. Ft.

16222 Monterey Lane Unit 313, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

Address

16222 Monterey Lane Unit 111, Huntington Beach, CA
 2 Beds | - Baths | 1060 Sq. Ft.

16222 Monterey Lane Unit 62, Huntington Beach, CA
 2 Beds | 2 Baths | 1340 Sq. Ft.

16222 Monterey Lane Unit 210, Huntington Beach, CA
 3 Beds | 2 Baths | 1493 Sq. Ft.

16222 Monterey Lane Unit 93, Huntington Beach, CA
 3 Beds | 2 Baths | 1600 Sq. Ft.

16222 Monterey Lane Unit 260, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

16222 Monterey Lane Unit 294, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

16222 Monterey Lane Unit 99, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

Address

16222 Monterey Lane Unit 147, Huntington Beach, CA
 - Beds | - Baths | - Sq. Ft.

Redfin Estimate

—

—

—

—

—

\$328,497

—

Redfin Estimate

\$145,367

\$174,321

\$248,280

\$253,024

—

\$185,331

—

Redfin Estimate

—

Address

Redfin Estimate

16222 Monterey Lane Unit 86, Huntington Beach, CA
- Beds | - Baths | - Sq. Ft.

—

16222 Monterey Lane Unit 337, Huntington Beach, CA
- Beds | - Baths | - Sq. Ft.

—

16222 Monterey Lane Unit 204, Huntington Beach, CA
- Beds | - Baths | - Sq. Ft.

—

16222 Monterey Lane Unit 24, Huntington Beach, CA
- Beds | - Baths | - Sq. Ft.

—

16222 Monterey Lane Unit 201, Huntington Beach, CA
- Beds | - Baths | - Sq. Ft.

—

16222 Monterey Lane Unit 256, Huntington Beach, CA
- Beds | - Baths | - Sq. Ft.

—

Show Less 

More Real Estate Resources

New Listings in 92649

16178 Mariner Dr #14

3586 Bravata Dr

16573 Pescado Ln

16672 Pacific Coast Unit A

16222 Monterey Ln #356

4951 Maui Cir

Show More 

Neighborhoods

Westside Costa Mesa homes for sale

Mesa Verde homes for sale

Huntington Harbour homes for sale

Bolsa Chica homes for sale

Senior Landmark Living homes for sale

Nearby Cities

Pasadena homes for sale

Los Angeles homes for sale

Anaheim homes for sale

Whittier homes for sale

Newport Beach homes for sale

Yorba Linda homes for sale

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Zip Codes

92683 homes for sale

92708 homes for sale

92646 homes for sale

92647 homes for sale

92648 homes for sale

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Homes with pools in Huntington Beach

Single story homes in Huntington Beach

Open houses in Huntington Beach

New listings in Huntington Beach

Condos in Huntington Beach

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Frequently Asked Questions for 16222 Monterey Ln #376

What is 16222 Monterey Ln #376?	▾	How competitive is the market for this home?	▾
How many photos are available for this home?	▾	What comparable homes are near this home?	▾
How much is this home worth?	▾	What's the full address of this home?	▾
When was this home built and last sold?	▾		







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 California DRE #01521930

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[TREC: Info About Brokerage Services, Consumer Protection Notice](#)

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GreatSchools Ratings provided by GreatSchools.org.

Attachment A – Liens To be Avoided

HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION

Re: 16222 Monterey Lane #376, Huntington Beach, CA 92649

APN 891-569-62, Tract 10542, Unit 4, Lot 376 on APN 178-011-01

<u>Preliminary Exception No.</u>	<u>Judgment Entry Date</u>	<u>Judgment Recording Date</u>	<u>Official Records of Orange County Instrument Number</u>	<u>Court</u>	<u>Case</u>
"Exception F"	09/27/2018	11/19/18	2018-000435011	Orange County Superior Court	Gables HOA v. Bradley, et al Jamie Gallian (30-2017- 00913985 ("2017 Arc Action"))
"Exception G"	12/04/18	12/14/2018	2018-000467142	Same	2017 Arc Action
"Exception H"	03/21/2019	05/03/2019	2019-000148568	Same	2017 "Slapp" 30-17-00962999
"Exception I"	05/06/2019	05/16/2019	2019-000165259	Same	2017 Arc Action
"Exception J"	05/06/2019	05/16/2019	2019-000166068	Same	2017 Arc Action
"Exception K"	RELEASE	05/16/2019	2020-000481922	Same	Gables HOA v Bradley, et al Jamie Gallian 30-2017- 00913985

DEBTOR'S MOTION TO AVOID LIEN UNDER 11 U.S.C. § 522(f) (REAL PROPERTY)

Attachment A

6. Debtor's entitlement to an exemption is impaired by a judicial lien(s), the details of the lien(s) are as follows:

- a. Date of Entry of judgment: 09/27/2018
 - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
 - c. Name of Court: Superior Court of CA., County of Orange
 - d. Docket Number: 30-2017-00913985
 - e. Date and place of recordation of lien: 11/19/2018, in Orange County
 - f. Recorder's instrument number: 2018000435011
- Exception # F-1,2

-
- a. Date of Entry of judgment: 12/04/2018
 - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
 - c. Name of Court: Superior Court of CA., County of Orange
 - d. Docket Number: 30-2017-00913985
 - e. Date and place of recordation of lien: 12/14/2018, in Orange County
 - f. Recorder's instrument number: 2018000467142
- Exception # G-1,2

-
- a. Date of Entry of judgment: 3/21/2019
 - b. Case name: Huntington Beach Gables vs. Jamie L. Gallian
 - c. Name of Court: Superior Court of CA., County of Orange
 - d. Docket Number: 30-2017-00962999
 - e. Date and place of recordation of lien: 05/03/2019, in Orange County
 - f. Recorder's instrument number: 2019000148568
- Exception # H-1,2

-
- a. Date of Entry of judgment: 05/6/2019
 - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
 - c. Name of Court: Superior Court of CA., County of Orange
 - d. Docket Number: 30-2017-00913985
 - e. Date and place of recordation of lien: 05/16/2019 in Orange County
 - f. Recorder's instrument number: 2019000165259
- Exception # I-1,2

-
- a. Date of Entry of judgment: 05/6/2019
 - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
 - c. Name of Court: Superior Court of CA., County of Orange
 - d. Docket Number: 30-2017-00913985
 - e. Date and place of recordation of lien: 05/16/2019, in Orange County
 - f. Recorder's instrument number: 2019000166068
- Exception # J-1,2
-

Attachment A-Continued

6. Debtor's entitlement to an exemption is impaired by a judicial lien, the details of the lien are as follows:

- a. Date of Entry of judgment:
 - b. Case name: Huntington Beach Gables vs. Sandra L. Bradley, et al
 - c. Name of Court: Superior Court of CA., County of Orange
 - d. Docket Number: 30-2017-00913985
 - e. Date and place of recordation of **RELEASE OF JUDGMENT: 09/10/2020**,
filed by Huntington Beach Gables Homeowners Association,
Official Records County of Orange.
 - f. Recorder's instrument number: 2020000481922
- Exception # K-1
-

EXHIBIT F

EXHIBIT F

EXHIBIT F

Exception No. 1

**SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER**

MINUTE ORDER

DATE: 09/27/2018 TIME: 01:30:00 PM DEPT: C33

JUDICIAL OFFICER PRESIDING: James Crandall
CLERK: P. Rief
REPORTER/ERM: (ACRPT) Cheri Violette CSR# 3584
BAILIFF/COURT ATTENDANT: Julie Carney

CASE NO: **30-2017-00913985-CU-CO-CJC** CASE INIT.DATE: 04/11/2017
CASE TITLE: **The Huntington Beach Gables Homeowners Association vs. Bradley**
CASE CATEGORY: Civil - Unlimited CASE TYPE: Contract - Other

EVENT ID/DOCUMENT ID: 72875934

EVENT TYPE: Motion to Compel Response to Requests for Admissions
MOVING PARTY: The Huntington Beach Gables Homeowners Association
CAUSAL DOCUMENT/DATE FILED: Motion to Compel Answers to Request for Admissions, 08/23/2018

EVENT ID/DOCUMENT ID: 72875943

EVENT TYPE: Motion to Compel Answers to Special Interrogatories
MOVING PARTY: The Huntington Beach Gables Homeowners Association
CAUSAL DOCUMENT/DATE FILED: Motion to Compel Answers to Interrogatories Special, 08/23/2018

EVENT ID/DOCUMENT ID: 72875946

EVENT TYPE: Motion to Compel Answers to Form Interrogatories
MOVING PARTY: The Huntington Beach Gables Homeowners Association
CAUSAL DOCUMENT/DATE FILED: Motion to Compel Answers to Interrogatories Form, 08/23/2018

Additional events listed on last page.

APPEARANCES

Pejman D. Kharrazian, Esq., from Epsten Grinnell & Howell, APC, present for Cross -
Defendant, Plaintiff(s).
Jamie L. Gallian, self represented Cross - Defendant, present.
David R. Flyer, Esq., specially appearing.

Tentative Ruling posted on the Internet.

The court hears oral argument. The court, having fully considered the arguments of all parties, both written and oral, as well as the evidence presented, now rules as follows: The Tentative Ruling, as amended, will become the final ruling of the court. Plaintiff's requests for sanctions as to the motions to compel further responses are denied.

The court rules as follows:

1. Motion by Plaintiff The Huntington Beach Gables Homeowners Association for an Order to Compel Responses to Form Interrogatories (Set One) from Defendant Jamie Gallian and Request

DATE: 09/27/2018
DEPT: C33

MINUTE ORDER

Page 1
Calendar No.

CASE TITLE: The Huntington Beach Gables
Homeowners Association vs. Bradley

CASE NO: 30-2017-00913985-CU-CO-CJC

for **Sanctions:**

Plaintiff The Huntington Beach Gables Homeowners Association's unopposed Motion to Compel Responses to Form Interrogatories and Imposition of Sanctions is GRANTED. (See Code Civ. Proc. § 2030.290, subd. (a)).

Defendant Jamie L. Gallian is ordered to serve verified responses without objections to Plaintiff's Form Interrogatories, Set No. One, within ten days. The court imposes monetary sanctions against Defendant Jamie L. Gallian in the amount of \$1,535.00, payable to counsel for Plaintiff within thirty days.

2. Motion by Plaintiff The Huntington Beach Gables Homeowners Association for an Order to Compel Further Responses to Special Interrogatories (Set One) and Request for Sanctions:

The court GRANTS Plaintiff's Request For Judicial Notice.

Plaintiff The Huntington Beach Gables Homeowners Association's Motion to Compel Further Responses to Plaintiff's Special Interrogatories Set No. 1 is GRANTED. (See Code Civ. Proc. § 2030.300).

The court finds that Defendant is equitably estopped from asserting that the Plaintiff's motions are not timely filed, because these motions were initially timely filed, and ordered off calendar by the court in reliance upon a settlement between the parties placed on the record before the court. Once it became clear that defendant was unwilling to live up to the terms reached before the court, Plaintiff timely renewed the motions.

Defendant Jamie L. Gallian is ordered to serve further, non-evasive responses to Plaintiff's Special Interrogatories Set No. 1 without objections within ten days.

The request for monetary sanctions against Defendant Jamie L. Gallian is denied.

3. Motion by Plaintiff The Huntington Beach Gables Homeowners Association for an Order to Compel Responses to Request for Production of Documents (Set One) and Request for Sanctions:

Plaintiff's Request For Judicial Notice is GRANTED.

Plaintiff The Huntington Beach Gables Homeowners Association's Motion to Compel Responses to Inspection Demands and Imposition of Sanctions is GRANTED. (See Code Civ. Proc. § 2031.300, subd. (a)).

Defendant Jamie L. Gallian is ordered to serve verified responses without objections to Plaintiff's Inspection Demand, Set No. One, which fully complies with Code Civ. Proc. § 2031.210(a), and all responsive documents (whatever their source), within ten days.

The court also imposes monetary sanctions against Defendant Jamie L. Gallian in the amount of \$1,535.00, payable to counsel for Plaintiff within thirty days. (See Code Civ. Proc. § 2031.300, subd. (h)).

4. Motion by Plaintiff The Huntington Beach Gables Homeowners Association for an Order to Compel Further Responses to Request for Admissions (Set One) and Request for Sanctions:

DATE: 09/27/2018
DEPT: C33

MINUTE ORDER

Page 2
Calendar No.

CASE TITLE: The Huntington Beach Gables
Homeowners Association vs. Bradley

CASE NO: **30-2017-00913985-CU-CO-CJC**

Plaintiff The Huntington Beach Gables Homeowners Association's Motion to Compel to Further Responses to Plaintiff's Requests For Admissions, Set No. 1, is GRANTED. (See Code Civ. Proc. § 2033.290).

The court finds that Defendant is equitably estopped from asserting that the Plaintiff's motions are not timely filed, because these motions were initially timely filed and ordered off calendar by the court in reliance upon a settlement between the parties placed on the record before the court. Once it became clear that defendant was unwilling to live up to the terms reached before the court, Plaintiff timely renewed the motions.

Defendant Jamie L. Gallian is ordered to serve further, non-evasive responses to Plaintiff's Requests For Admissions Set No. 1 without objections within ten days.

The request for monetary sanctions against Defendant Jamie L. Gallian is denied.

Defendant's request for imposition of monetary sanctions is denied.

Defendant to give notice.

A Mandatory Settlement Conference is scheduled for 10/05/2018 at 09:00 AM in Department C33.

Defendant Jamie L. Gallian's oral Ex Parte Request to advance the hearing date on her Motion for Judgment on the Pleadings, set for 12/13/2018, is granted.

The Motion by Defendant Jamie L. Gallian for Judgment on the Pleadings, set for 12/13/2018, is ordered advanced to 12/06/2018 at 01:30 PM in this department.

Court orders defendant to give notice.

DATE: 09/27/2018
DEPT: C33

MINUTE ORDER

Page 3
Calendar No.

CASE TITLE: The Huntington Beach Gables
Homeowners Association vs. Bradley

CASE NO: **30-2017-00913985-CU-CO-CJC**

ADDITIONAL EVENTS:

EVENT ID/DOCUMENT ID: 72875949

EVENT TYPE: Motion to Compel Production

MOVING PARTY: The Huntington Beach Gables Homeowners Association

CAUSAL DOCUMENT/DATE FILED: Motion to Compel Production/Inspection of Documents or Things,
08/23/2018

DATE: 09/27/2018
DEPT: C33

MINUTE ORDER

Page 4
Calendar No.

Exception No. 1 (Part 2)

7

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

2018000435011 2:30 pm 11/19/18
7 413 A03 2
0.00 0.00 0.00 0.00 3.00 10.00 0.000.0075.00 3.00

97.00
* \$ R 0 0 1 0 4 8 0 4 9 1 \$ *

EJ-001

Recording Requested by and When Recorded Mail to
Joyce J. Kapsal SBN: 091950
Epsten Grinnell & Howell, APC
10200 WILLOW CREEK ROAD, SUITE 100
SAN DIEGO, CA 92131
TEL NO: 858-527-0111 FAX NO (optional): 858-527-1531
E-MAIL ADDRESS (Optional):
☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE
STREET ADDRESS 700 Civic Center Drive West
MAILING ADDRESS 700 Civic Center Drive West
CITY AND ZIP CODE: Santa Ana, CA 92701
BRANCH NAME Central Justice Center

FOR RECORDER'S USE ONLY

PLAINTIFF: The Huntington Beach Gables Homeowners Association
DEFENDANT: Jamie L. Gallian

CASE NUMBER
30-2017-00913985-CU-CO-CJC

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS ☐ Amended

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:
a. Judgment debtor's
Name and last known address
Jamie L. Gallian
4476 Alderport Drive #53
Huntington Beach, CA 92649
b. Driver's license no. [last 4 digits] and state: 0742 / CA ☐ Unknown
c. Social security no. [last 4 digits]: xxx-xx-3936 ☐ Unknown
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
Jamie L. Gallian, 4476 Alderport Drive #53, Huntington Beach, CA 92649

2. ☐ Information on additional judgment debtors is shown on page 2.
3. Judgment creditor (name and address):
The Huntington Beach Gables Homeowners Association
c/o Epsten Grinnell & Howell, 10200 Willow Creek Rd, Ste 100, San Diego, CA 92131
Date: November 9, 2018
Joyce J. Kapsal
(TYPE OR PRINT NAME)

4. ☐ Information on additional judgment creditors is shown on page 2.
5. ☐ Original abstract recorded in this county:
a. Date:
b. Instrument No.:

Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal. California Government Code § 68150(g).

6. Total amount of judgment as entered or last renewed:
\$ 3,070.00

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 9/27/2018 [sanctions]
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:
a. Amount: \$
b. In favor of (name and address):

11. A stay of enforcement has
a. ☒ not been ordered by the court.
b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
b. ☐ A certified copy of the judgment is attached.

David H. Yamasaki, Clerk of the Court

This abstract issued on (date):
11/16/2018

Clerk, by *S. Wilson* S. Wilson, Deputy

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 (Rev. July 1, 2014)

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Page 1 of 2
Code of Civil Procedure, §§ 488.480, 674, 700, 700
Westlaw Doc & Form Builder

IT
3/10
IF
SO
PL

PLAINTIFF: The Huntington Beach Gables Homeowners Association DEFENDANT: Jamie L. Gallian	COURT CASE NO.: 30-2017-00913985-CU-CO-CJC
--	---

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

EXHIBIT G

EXHIBIT G

EXHIBIT G

Exception No. 2

3728619

ELECTRONICALLY RECEIVED
Superior Court of California,
County of Orange
11/09/2018 at 10:23:23 AM
Clerk of the Superior Court
By eClerk, Deputy Clerk

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER

DEC 04 2018

DAVID H. YAMASAKI, Clerk of the Court

BY: _____, DEPUTY

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF ORANGE, CENTRAL JUSTICE CENTER

THE HUNTINGTON BEACH GABLES
HOMEOWNERS ASSOCIATION, a
California Nonprofit Mutual Benefit
Corporation,

Plaintiff,

v.

SANDRA L. BRADLEY, individually and
as Trustee of the Sandra L. Bradley Trust;
JAMIE L. GALLIAN, an individual; and
DOES 1 through 25, inclusive,

Defendants.

AND RELATED CROSS-ACTIONS.

) Case No. 30-2017-00913985-CU-CO-
) CJC

) *Honorable James L. Crandall*

) **[PROPOSED] JUDGMENT FOR**
) **ATTORNEYS' FEES**

) FAC Filed: May 16, 2017

) Trial Date: December 10, 2018

-1-

[PROPOSED] JUDGMENT FOR ATTORNEYS' FEES

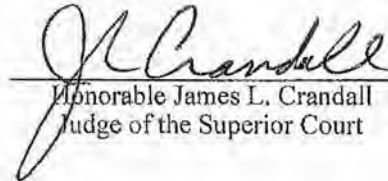
1 The above-captioned matter came on regularly for hearing on Cross-Defendants Lee
2 Gragnano, Ted Phillips, Lindy Beck, Jennifer Paulin, Janine Jasso, and Lori Burrett's Motion for
3 Attorneys' Fees and Costs on November 1, 2018 and November 8, 2018, in Department C33 of
4 the Superior Court in and for the State of California, County of Orange, the Honorable James L.
5 Crandall presiding.

6 Cross-Defendants Lee Gragnano, Ted Phillips, Lindy Beck, Jennifer Paulin, Janine Jasso,
7 and Lori Burrett appeared by and through its attorneys, Brenda Radmacher of Gordon & Rees,
8 LLP. Cross-Complainant Jamie L. Gallian, in pro per, appeared on behalf of herself. After
9 hearing evidence and arguments, and good cause appearing;

10 **NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED** that Cross-
11 Defendants Lee Gragnano, Ted Phillips, Lindy Beck, Jennifer Paulin, Janine Jasso, and Lori
12 Burrett are awarded their attorneys' fees in the amount of \$46,138.00 against Cross-Complainant
13 Jamie L. Gallian. Post-judgment interest at a rate of ten (10) percent annum from the date hereof,
14 till paid, shall accrue on the amount above.

15 **IT IS SO ORDERED, ADJUDGED AND DECREED.**

16
17 Dated: 12-4-, 2018


Honorable James L. Crandall
Judge of the Superior Court

28 1141304/112820v1

Exception No. 2 (Part 2)

1

Recording Requested By
Name: James E. Hawley (SBN: 299723)
Address: GORDON REES SCULLY & MANSUKHANI 633 W. 5th Street, 52nd Floor
City, State, Zip Code Los Angeles, CA 90071

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



103.00

* \$ R 0 0 1 0 5 2 8 9 4 2 \$ *
2018000467142 8:58 am 12/14/18

7 413 A03 4

0.00 0.00 0.00 0.00 9.00 10.00 0.000.0075.00 3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title of Document

ABSTRACT OF JUDGEMENT

IT
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FF
SMB

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number) Recording requested by and return to: James E. Hawley (SBN: 299723) GORDON REES SCULLY & MANSUKHANI 633 W. 5th Street, 52nd Floor Los Angeles, CA 90071 TEL NO: (213) 576-5000 FAX NO. (Optional): (877) 306-0043 E-MAIL ADDRESS (Optional): <input checked="" type="checkbox"/> ATTORNEY FOR <input type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD		FOR RECORDER'S USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Orange STREET ADDRESS: 700 W. Civic Center Dr. MAILING ADDRESS: CITY AND ZIP CODE: Santa Ana, 92701 BRANCH NAME: Central Justice Center		
PLAINTIFF: The Huntington Beach Gables Homeowners Association DEFENDANT: Sandra L. Bradley; Jamie L. Gallian et al.		
ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS <input type="checkbox"/> Amended		FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

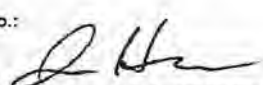
Jamie L. Gallian
5782 Pinon Drive
Huntington Beach, CA 92649

b. Driver's license no. (last 4 digits) and state: ☒ Unknown


c. Social security no. (last 4 digits): 3936 ☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
Jamie L. Gallian, 5782 Pinon Drive, Huntington Beach, CA 92649

Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal. California Government Code § 68150(g).

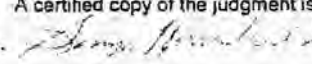
2. <input type="checkbox"/> Information on additional judgment debtors is shown on page 2. 3. Judgment creditor (name and address): Janine Jasso 4469 Chase Dr. Huntington Beach, CA 92649 Date: December 7, 2018 James E. Hawley (TYPE OR PRINT NAME)	4. <input checked="" type="checkbox"/> Information on additional judgment creditors is shown on page 2. 5. <input type="checkbox"/> Original abstract recorded in this county: a. Date: b. Instrument No.: <div style="text-align: center; margin-top: 10px;"> (SIGNATURE OF APPLICANT OR ATTORNEY)</div>
---	---

6. Total amount of judgment as entered or last renewed: \$46,138.00 7. All judgment creditors and debtors are listed on this abstract. 8. a. Judgment entered on (date): December 4, 2018 b. Renewal entered on (date): 9. <input type="checkbox"/> This judgment is an installment judgment.	10. <input type="checkbox"/> An <input type="checkbox"/> execution lien <input type="checkbox"/> attachment lien is endorsed on the judgment as follows: a. Amount: \$ b. In favor of (name and address): 11. A stay of enforcement has a. <input checked="" type="checkbox"/> not been ordered by the court. b. <input type="checkbox"/> been ordered by the court effective until (date): 12. a. <input checked="" type="checkbox"/> I certify that this is a true and correct abstract of the judgment entered in this action. b. <input type="checkbox"/> A certified copy of the judgment is attached.
--	--



This abstract issued on (date):
12/13/2018

David H. Yamasaki, Clerk of the Court

Clerk, by  S. Wilson, Deputy

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 (Rev. July 1, 2014)

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Page 1 of 2
Code of Civil Procedure, §§ 488.480,
574, 700.190

PLAINTIFF: The Huntington Beach Gables Homeowners Association DEFENDANT: Sandra L. Bradley; Jamie L. Gallian et al.	COURT CASE NO : 30-2017-00913985-CU-CO-CJC
--	---

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

Jennifer Paulin
4446 Alderport Dr.
Huntington Beach, CA 92649

14. Judgment creditor (name and address):

Lori Burrett
16107 Warmington Lane
Huntington Beach, CA 92649

15. ☒ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

MC-025

SHORT TITLE: — The Huntington Beach Gables HOA v. Bradley; Gallian	CASE NUMBER: 30-2017-00913985-CU-CO-CJC
---	--

ATTACHMENT (Number): 15

(This Attachment may be used with any Judicial Council form.)

Additional Judgment Creditors

Lee Gragnano
16062 Warmington Ave.
Huntington Beach, CA 92649

Lindy Beck
4443 Chase Drive
Huntington Beach, CA 92649

Ted Phillips
4447 Chase Drive
Huntington Beach, CA 92649

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

Page 1 of 1

(Add pages as required)

Form Approved for Optional Use
Judicial Council of California
MC-025 (Rev. July 1, 2009)

ATTACHMENT
to Judicial Council Form

CEB
www.ceb.com

www.courtinfo.ca.gov

Exception No. 2 (Part 3)



STATE OF CALIFORNIA
Office of the Secretary of State, Alex Padilla
NOTICE OF JUDGMENT LIEN (JL 1)
 California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 653-3516

For Office Use Only

-FILED-

File #: U200003862424

Date Filed: 7/23/2020

Submitter Information:

Contact Name
 Organization Name
 Phone Number
 Email Address
 Address

None

Judgment Debtor Information:

Judgment Debtor Name	Mailing Address
Jamie Gallian	16222 Monterey Ln Spc 376 Huntington Beach, CA 92649

Judgment Creditor Information:

Judgment Creditor Name	Mailing Address
Janine Jasso	16025 Warmington Lane Huntington Beach, CA 92649

Judgment Information:

A. Name of Court Where Judgment Was Entered Orange County Superior Court
 B. Title of the Action The Huntington Beach Gables HOA v. Bradley, Gallian, et al.
 C. Case Number 30-2017-00913985-CU-CO-CJC
 D. Date Judgment Was Entered 12/04/2018

E. Date(s) of Subsequent Renewal of Judgment (if any)

None Entered

F. Date of This Notice 07/23/2020
 G. Amount Required to Satisfy Judgment at This Date of Notice \$53,684.41

All property subject to enforcement of a Money Judgment against the Judgment Debtor to which a Judgment Lien on personal property may attach under Section 697.530 of the Code of Civil Procedure is subject to this Judgment Lien.

Declaration and Signature:

Declaration: I am a Judgment Creditor listed on the Judgment Lien.

☒ I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Janine Jasso

07/23/2020

Sign Here

Date

EXHIBIT H

EXHIBIT H

EXHIBIT H

Exception No. 3

1 Joyce J. Kapsal (SBN: 091950)
Pejman D. Kharrazian (SBN: 279260)
2 EPSTEN GRINNELL & HOWELL, APC
10200 Willow Creek Road, Suite 100
3 San Diego, CA 92131
Phone: (858) 527-0111 / Facsimile: (858) 527-1531
4 jkapsal@epsten.com / pkharrazian@epsten.com

5 Attorneys for Petitioner
THE HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION
6
7

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **FOR THE COUNTY OF ORANGE, CENTRAL JUSTICE CENTER**

10 THE HUNTINGTON BEACH GABLES) Case No. 2017-00962999
11 HOMEOWNERS ASSOCIATION,)
) Judge: Hon. Sherri Honer
12 Petitioner,) Dept.: C66
)
13 v.) NOTICE OF RULING ON PETITIONER'S
) MOTION FOR AWARD OF ATTORNEYS'
14 JAMIE LYNN GALLIAN,) FEES
)
15 Respondent.) Hearing Date: March 21, 2019
) Hearing Time: 1:30 p.m.
) Dept.: C-66
16)
17)

18
19 **TO RESPONDENT JAMIE L. GALLIAN AND TO HER ATTORNEY OF RECORD:**

20 **PLEASE TAKE NOTICE** that on March 21, 2019, in Department C-66 of the above
21 entitled court, Petitioner's Motion for an Award of Attorneys' Fees against Respondent
22 JAMIE LYNN GALLIAN ("Gallian") came on regularly for hearing before the Hon. Sherri
23 Honer, Judge presiding. Steven Fink, Esq. appeared for Respondent and Joyce J. Kapsal, Esq.
24 appeared for Petitioner.

25 After considering the arguments of counsel, the Court confirmed its tentative ruling
26 which became the Order of the Court. Petitioner, THE HUNTINGTON BEACH GABLES
27 HOMEOWNERS ASSOCIATION, was awarded \$9,265.00 in attorneys' fees.

28 ///

1 A true and correct copy of the Court's tentative ruling, which became the Order of the
2 Court, is attached hereto as Exhibit A and incorporated herein by reference.

3
4 Dated: March 22, 2019

EPSTEN GRINNELL & HOWELL, APC

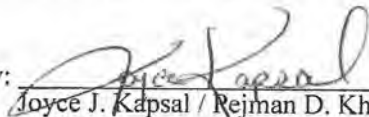
5
6 By: 
7 Joyce J. Kapsal / Rejman D. Kharrazian
8 Attorneys for Petitioner THE
9 HUNTINGTON BEACH GABLES
10 HOMEOWNERS ASSOCIATION
11
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EXHIBIT A

Dept C66 Law and Motion
Tentative Rulings
3/21/19

Cal #1 **Huntington Beach Gables Homeowners Assoc. v. Gallian** **17-00962999**

Petitioner's motion for attorney fees is GRANTED. Petitioner is awarded \$9,265.00 in attorney fees.

"With respect to attorney fees, section 425.16 provides in relevant part at subdivision (c): 'If the court finds that a special motion to strike is frivolous or is solely intended to cause unnecessary delay, the court *shall* award costs and reasonable attorney's fees to a plaintiff prevailing on the motion, pursuant to Section 128.5.' (Italics added.) Thus, the imposition of sanctions for a frivolous anti-SLAPP motion is mandatory. [Citation.]" (*Moore v. Shaw* (2004) 116 Cal.App.4th 182, 198-199.)

"The reference to section 128.5 in section 425.16, subdivision (c) means a court must use the procedures and apply the substantive standards of section 128.5 in deciding whether to award attorney fees under the anti-SLAPP statute. [Citation.] ... A determination of frivolousness requires a finding the anti-SLAPP motion is totally and completely without merit [citation], that is, *any reasonable attorney would agree such motion is totally devoid of merit.*" (*Moore, supra*, 116 Cal.App.4th at 199, internal quotations omitted.)

Here, the court finds respondent's anti-SLAPP motion was frivolous and brought solely for delay. The untimely motion was filed 8 months after the request for restraining order had been filed and was filed on the day set for the hearing on the request for restraining order. Moreover, for the reasons stated in denying respondent's anti-SLAPP motion, any reasonable attorney would find the motion totally devoid of merit. Although the request for restraining order refers to pending litigation with respondent, the conduct sought to be restrained was alleged threatening and harassing behavior and destruction of board members' personal property. Neither vandalism nor harassment are constitutionally protected speech.

Based on a review of the breakdown of legal work provided in counsel's supplemental declaration, petitioner seeks \$10,050 for legal work related to preparing for the hearing on the restraining order, which was unrelated to opposing the anti-SLAPP motion. Additionally, petitioner billed 5 hours for attending a hearing on the anti-SLAPP motion, which could have been conducted via court call in no more than 1 hour (as was the hearing on the motion for attorney fees). Accordingly, the court finds attorney fees of \$325 to be reasonable for attending the hearing on the anti-SLAPP motion and reduces the total amount of attorney fees awarded accordingly.

Cal. #2 Orange County Transportation Authority (OCTA) v. Carrera 18-01026567

Petitioner OCTA's unopposed motion to set aside the dismissal entered on November 20, 2018 is GRANTED.

Petitioner has demonstrated the dismissal entered on November 20, 2018 was the result of its counsel's inadvertence or excusable mistake. (Code Civ. Proc., § 473(b); Su Decl., ¶ 2.) Petitioner acted diligently in promptly moving for relief, accordingly, relief is mandatory.

Moreover, based on Nancy Su's declaration filed in support of the motion, OCTA has corrected the deficiency resulting in the OSC re dismissal initially being set. Specifically, the court scheduled the OSC due to an unexplained discrepancy between the address to which the notice of violations and the notice of intent to enter judgment were sent. Per Ms. Su's declaration, OCTA mailed the Notice of Intent to Enter Judgment to 11780 Hazeldell Dr. because it believes it is the current mailing address for respondents. (Su Decl., ¶ 3.) OCTA received this address through a skip trace after mail sent to respondents' previous address was returned. (*Id.*) The 11780 Hazeldell Dr. address is different than the address to which the 2014 Notice of Toll Evasion Violation was sent because it has been updated. (*Id.*) OCTA also provided evidence that it has not received returned mail from 11780 Hazeldell Dr. (*Id.* at ¶ 4.)

Respondents have failed to file an opposition to contest OCTA's account of the facts.

Moving party to give notice.

Cal #3 Huntington Beach Gables Homeowners Assoc. v. Gallian 17-00962999

Petitioner's motion for attorney fees is continued to 3/21/19 at 1:30 p.m. to allow for proper service. According to the proof of service, the declarant "caused" the documents to be served on respondent via email. A proof of service must be signed by the person actually serving the documents, not be someone "causing" the documents to be served. Moreover, there is no indication in the court file that respondent has agreed to accept electronic service (CCP § 1010.6(2)(A)(i)), and no email address was provided to the court when respondent filed a substitution of attorney on 12/4/18 updating her service address. (The court further notes the physical service address listed on the proof of service differs from the physical address noted in the substitution of attorney, which is the latest document filed by respondent in the action.)

In addition to continuing the motion to allow for service, the court further continues the motion to allow for the filing of detailed billing records, as it appears petitioner is seeking recovery of fees unrelated to opposing the anti-SLAPP motion. Accordingly, pursuant to *Christian Research Inst. v. Alnor* (2008) 165 Cal. App. 4th 1315, 1320, the court orders the petitioner to submit detailed billing records by 2/19/19. Assuming respondent is timely served by mail no later than 2/22/19, respondent's opposition is due 3/8/19.

POS-050/EFS-050	
ATTORNEY OR PARTY WITHOUT ATTORNEY STATE BAR NO: 91950/ 279260 NAME: Joyce J. Kapsal / Pejman D. Kharrazian, Esq. FIRM NAME: EPSTEN GRINNELL & HOWELL, APC STREET ADDRESS: 10200 WILLOW CREEK ROAD, SUITE 100 CITY: SAN DIEGO STATE: CA ZIP CODE: 92131 TELEPHONE NO.: 858-527-0111 FAX NO: 858-527-1531 E-MAIL ADDRESS: jkapsal@epsten.com / pkharrazian@epsten.com ATTORNEY FOR (name): Huntington Beach Gables Homeowners Association	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE STREET ADDRESS: 700 Civic Center Drive West MAILING ADDRESS: 700 Civic Center Drive West CITY AND ZIP CODE: Santa Ana, CA 92701 BRANCH NAME: Central Justice Center	CASE NUMBER: 2017-00962999-CU-HR-CJC
PLAINTIFF/PETITIONER: The Huntington Beach Gables Homeowners Association DEFENDANT/RESPONDENT: Jamie L. Gallian	JUDICIAL OFFICER: Hon. Sherri Honer
PROOF OF ELECTRONIC SERVICE	DEPARTMENT: C-66

1. I am at least 18 years old.
 - a. My residence or business address is (specify): 10200 Willow Creek Road, Suite 100, San Diego, CA 92131
 - b. My electronic service address is (specify): shart@epsten.com
2. I electronically served the following documents (exact titles): Notice of Ruling on Petitioner's Motion for Award of Attorneys' Fee

☒ The documents served are listed in an attachment. (Form POS-050(D)/EFS-050(D) may be used for this purpose.)

3. I electronically served the documents listed in 2 as follows:
 - a. Name of person served: Steven A. Fink
On behalf of (name or names of parties represented, if person served is an attorney):
Jamie L. Gallian
 - b. Electronic service address of person served : sfink@stevefinklaw.com
 - c. On (date): March 22, 2019

☐ The documents listed in item 2 were served electronically on the persons and in the manner described in an attachment.
(Form POS-050(P)/EFS-050(P) may be used for this purpose.)

Date: March 22, 2019

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Stephanie Hart

(TYPE OR PRINT NAME OF DECLARANT)



(SIGNATURE OF DECLARANT)

Page 1 of 1

Exception No. 3 (Part 2)

RECORDING REQUESTED BY:

THE HUNTINGTON BEACH GABLES
HOMEOWNERS ASSOCIATION

WHEN RECORDED MAIL TO:

THE HUNTINGTON BEACH GABLES
HOMEOWNERS ASSOCIATION
Epsten Grinnell & Howell, APC
10200 Willow Creek Road, Suite 100
San Diego, CA 92131-1138

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



103.00

* \$ R 0 0 1 0 8 1 1 4 2 8 \$ *

2019000148568 4:19 pm 05/03/19

105 417 A03 4

0.00 0.00 0.00 0.00 9.00 10.00 0.000.0075.00 3.00

Title:

ABSTRACT OF JUDGMENT

THE HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION

v.

JAMIE LYNN GALLIAN

30-2017-00962999-CU-HR-CJC

TT
40
FF
101
SB
OF

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number).
After recording, return to:
Joyce J. Kapsal/Pejman D. SBN: 091950/279260
EPSTEIN GRINNELL & HOWELL, APC
10200 WILLOW CREEK ROAD, SUITE 100.
SAN DIEGO, CA 92131
TEL NO: 858-527-0111 FAX NO (optional): 858-527-1531
E-MAIL ADDRESS (Optional) jkapsal@epsten.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE
STREET ADDRESS: 700 Civic Center Drive W091950/esl
MAILING ADDRESS: 700 Civic Center Drive West
CITY AND ZIP CODE: Santa Ana, CA 92701-4045
BRANCH NAME: Central Justice Center

FOR RECORDER'S USE ONLY

PLAINTIFF: The Huntington Beach Gables Homeowners Association
DEFENDANT: Jamie Lynn Gallian

CASE NUMBER
30-2017-00962999-CU-HR-CJC

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS ☐ Amended

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's
Name and last known address:
Jamie L. Gallian
16222 Monterey Lane, #376
Huntington Beach, CA 92649

b. Driver's license no. (last 4 digits) and state: 0742/CA ☐ Unknown
c. Social security no. (last 4 digits): xx-xx-3936 ☐ Unknown
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
Jamie L. Gallian, 16222 Monterey Lane, #376
Huntington Beach, CA 92649

2. ☐ Information on additional judgment debtors is shown on page 2.

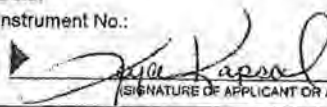
3. Judgment creditor (name and address):
The Huntington Beach Gables Homeowners Association
C/o Epstein Grinnell & Howell, 10200 Willow Creek Road, San Diego, CA 92131
Date: April 3, 2019

4. ☐ Information on additional judgment creditors is shown on page 2.

5. ☐ Original abstract recorded in this county:

a. Date:
b. Instrument No.:

Joyce J. Kapsal
(TYPE OR PRINT NAME)


(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 9265.00

7. All judgment creditors and debtors are listed on this abstract.


8. a. Judgment entered on (date): March 21, 2019
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

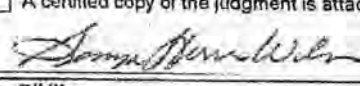
10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:
a. Amount: \$
b. In favor of (name and address):

11. A stay of enforcement has
a. ☒ not been ordered by the court.
b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
b. ☐ A certified copy of the judgment is attached.

 David H. Yamasaki, Clerk of the Court

This abstract issued on (date):
04/30/2019

Clerk, by  S. Wilson, Deputy

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 (Rev. July 1, 2014)

Page 1 of 2
Code of Civil Procedure, §§ 488.480,
874, 700.160
Westlaw Doc & Form Builder

PLAINTIFF: The Huntington Beach Gables Homeowners Association
DEFENDANT: Jamie Lynn Gallian

COURT CASE NO.:
30-2017-00962999-CU-HR-CJC

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

[]

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

[]

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

[]

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

[]

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

EXHIBIT I

EXHIBIT I

EXHIBIT I

Exception No. 4

ELECTRONICALLY RECEIVED
Superior Court of California,
County of Orange
04/02/2019 at 09:43:37 AM
Clerk of the Superior Court
By Natasha Dorfman, Deputy Clerk

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER

MAY 06 2019

DAVID H. YAMASAKI, Clerk of the Court

BY: _____ DEPUTY

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ORANGE, CENTRAL JUSTICE CENTER

THE HUNTINGTON BEACH GABLES
HOMEOWNERS ASSOCIATION, a
California Nonprofit Mutual Benefit
Corporation,

Plaintiff,

v.

SANDRA L. BRADLEY, individually and
as Trustee of the Sandra L. Bradley Trust;
JAMIE L. GALLIAN, an individual; and
DOES 1 through 25, inclusive,

Defendants.

CASE NO. 37-2017-00913985-CU-CO-CJC

Judge: James L. Crandall
Dept.: C33

~~PROPOSED~~ JUDGMENT IN FAVOR OF
PLAINTIFF THE HUNTINGTON BEACH
GABLES HOMEOWNERS ASSOCIATION
AND AGAINST DEFENDANT JAMIE L.
GALLIAN

Complaint Filed: April 11, 2017
First Amended Complaint filed: May 16, 2017
Trial Date: September 9, 2019

In this action for Breach of Governing Documents (Architectural Violations) and
Nuisance Defendant Jamie L. Gallian was personally served with the Summons and Complaint
on May 24, 2017. Defendant Gallian filed an answer to the Complaint, and to the First
Amended Complaint. Subsequently, due to her failure to timely respond to discovery, on
February 13, 2019 the Court ordered that Defendant's Answer to the Plaintiff's First Amended
Complaint be stricken, and on February 13, 2019 entered the default against Defendant.
Pursuant to the Court's order of February 13, 2019, Plaintiff The Huntington Beach Gables
Homeowners Association has presented evidence of its costs for abating the nuisance caused by
Defendant Gallian, as alleged in the First Amended Complaint.

3800982v1

JUDGMENT IN FAVOR OF PLAINTIFF AND AGAINST DEFENDANT JAMIE L. GALLIAN

1 Upon the Application of Plaintiff, The Huntington Beach Gables Homeowners
2 Association for judgment against Defendant, and upon having reviewed the evidence and
3 declarations, and proof having been made to the satisfaction of this Court, the Court finds in
4 favor of Plaintiff, The Huntington Beach Gables Homeowners Association ("Association"), and
5 against Defendant, Jamie L. Gallian ("Defendant") on all causes of action in the First Amended
6 Complaint filed herein on May 16, 2017.

7 IT IS HEREBY ADJUDGED, ORDERED AND DECREED, as follows:

8 1. As to the First Cause of Action for Breach of Contract, the Court finds that
9 Defendant breached the Association's Governing Documents, including the "Declaration of
10 Covenants, Conditions and Restrictions for Huntington Beach Gables" containing the covenants,
11 conditions and restrictions which governing the properties located within the Association,
12 which was recorded on May 28, 1980, as Document No. 1980-28926 ("CC&Rs");

13 2. At all times mentioned herein, Defendant was the tenant of, resident of, and/or
14 claimed some interest in the condominium unit located within the Association commonly known
15 as 4476 Alderport Drive, Unit 53, Huntington Beach, CA 92649 ("Subject Property");

16 3. As a result of Defendant's breach of contract, Plaintiff's damages include the cost
17 of repairing damage to the Common Area caused by Defendant's failing to adhere to the
18 architectural guidelines and specifications with respect to the construction of the patio cover and
19 by constructing a concrete pad and installing an air conditioning unit on the exterior of
20 Defendant's Subject Property which encroached upon the Association's common area and
21 destroying the Association's landscaping;

22 4. As the Second Cause of Action for Nuisance, the Court finds that Defendant
23 created conditions on the Subject Property that are an annoyance and nuisance to the Association
24 and its residents, and as a result, the Association has incurred attorneys' fees and costs in
25 connection with abating the nuisance;

26 5. Plaintiff is entitled to recover its reasonable attorneys' fees and costs from
27 Defendant pursuant to Civil Code section 5975(c) and Article XIV, Section 14. 7 of the
28 Association's CC&Rs;

1 6. Plaintiff is further entitled to recover its costs to repair damage to the Common
2 Area caused by unauthorized installation of the concrete pad and air conditioning unit, causing
3 extensive damage to the landscaping pursuant to the CC&Rs, Article XIV, Section 14.8 as well
4 as costs for removal of the concrete pad and landscaping repairs;

5 7. Association as Plaintiff, as the prevailing party in the action and pursuant to Civil
6 Code section 5975(c) and Article XIV, Section 14. 7 of the Association's CC&Rs, shall recover
7 from Defendant its legal costs in the amount of \$ 10,693.12 and attorneys' fees in the amount of
8 \$ 178,362. Plaintiff shall also recover concrete removal and landscaping repair costs in the
9 amount of \$1,295.00;

10 8. Association as Cross-Defendant, as the prevailing party in the action and
11 pursuant to Civil Code section 5975(c) and Article XIV, Section 14. 7 of the Association's
12 CC&Rs, shall recover from Cross-Complainant its legal costs in the amount of \$ 6,050.87
13 and attorneys' fees in the amount of \$ 120,183

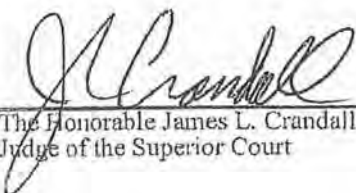
14 9. Judgment is hereby entered in favor of Plaintiff The Huntington Beach Gables
15 Homeowners Association for recovery of its attorney's fees and costs, and costs for concrete
16 removal and landscaping repair costs, against Defendant Jamie L. Gallian, and Defendant is
17 ordered to pay said sums to Plaintiff;

18 10. Plaintiff The Huntington Beach Gables Homeowners Association is awarded
19 judgment in the total amount of \$ 315,288.59, which will accrue interest at the rate of
20 (ten (10%) per annum from the date judgment is entered herein, until paid in full; and

21 11. Pursuant to Code of Civil Procedure §§ 685.040, 685.080, Defendant Jamie L.
22 Gallian shall pay to Plaintiff any and all sums reasonably incurred by Plaintiff in enforcing the
23 Judgment.

24 **IT IS SO ORDERED.**

25
26 Dated: 5-6-, 2019


The Honorable James L. Crandall
Judge of the Superior Court

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER

MINUTE ORDER

DATE: 05/07/2019 TIME: 11:49:00 AM DEPT: C33
JUDICIAL OFFICER PRESIDING: James Crandall
CLERK: P. Rief
REPORTER/ERM: None
BAILIFF/COURT ATTENDANT: None

CASE NO: 30-2017-00913985-CU-CO-CJC CASE INIT.DATE: 04/11/2017
CASE TITLE: **The Huntington Beach Gables Homeowners Association vs. Bradley**
CASE CATEGORY: Civil - Unlimited CASE TYPE: Contract - Other

EVENT ID/DOCUMENT ID: 73041107

EVENT TYPE: Nunc Pro Tunc Minutes

APPEARANCES

There are no appearances by any party.

It appears to the court, the Judgment entered 05/06/2019 contained a mathematical error. Said Judgment is ordered corrected Nunc Pro Tunc as of 05/06/2019, as follows:

10. Plaintiff The Huntington Beach Gables Homeowners Association is awarded judgment in the total amount of \$316,583.59, which will accrue interest at the rate of ten (10%) per annum from the date judgment is entered herein, until paid in full

All other portions of the judgment remain.

The clerk is ordered to give notice to plaintiff by electronic service.

DATE: 05/07/2019
DEPT: C33

MINUTE ORDER

Page 1
Calendar No.

Exception No. 4 (Part 2)

48

EJ-001

Recording Requested by and When Recorded Mail to
 Joyce J. Kapsal / Pejman D. SBN: 091950 / 279260
 EPSTEN GRINNELL & HOWELL, APC
 10200 Willow Creek Road, Suite 100
 San Diego, CA 92131
 TEL NO.: 858-527-0111 FAX NO. (optional): 858-527-1531
 E-MAIL ADDRESS (Optional): jkapsal@epsten.com /

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE
 STREET ADDRESS: 700 Civic Center Drive West
 MAILING ADDRESS: 700 Civic Center Drive West
 CITY AND ZIP CODE: Santa Ana, CA 92701
 BRANCH NAME: Central Justice Center

Recorded in Official Records, Orange County
 Hugh Nguyen, Clerk-Recorder

90.00
 * 5 R 0 0 1 0 8 3 8 3 3 9 \$ *

2019000165259 12:56 pm 05/16/19

48 401 A03 3

0.00 0.00 0.00 0.00 6.00 0.00 0.000.0075.00 3.00

FOR RECORDER'S USE ONLY

PLAINTIFF: The Huntington Beach Gables Homeowners Association
 DEFENDANT: Sandra Bradley, et al.

CASE NUMBER

30-2017-00913985-CU-CO-CJC

**ABSTRACT OF JUDGMENT—CIVIL
 AND SMALL CLAIMS**

☒ Amended

1. The ☒ judgment creditor ☐ assignee of record
 applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address
 Jamie L. Gallian
 4476 Alderport Drive #53
 Huntington Beach, CA 92649

b. Driver's license no. [last 4 digits] and state: 0742 / CA ☐ Unknown

c. Social security no. [last 4 digits]: xxx-xx-3936 ☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
 4476 Alderport Drive #53, Huntington Beach, CA 92649

2. ☐ Information on additional judgment debtors is
 shown on page 2.

3. Judgment creditor (name and address):
 The Huntington Beach Gables Homeowners Association
 c/o Epsten Grinnell & Howell, 10200 Willow
 Creek Rd, Ste 100, San Diego, CA 92131
 Date: May 8, 2019

Joyce J. Kapsal
 (TYPE OR PRINT NAME)

4. ☐ Information on additional judgment creditors is
 shown on page 2.

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Joyce Kapsal
 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ 319,653.59

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 5/6/2019 [9/27/2018 sanctions]
 b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.



David H. Yamasaki, Clerk of the Court

This abstract issued on (date):
 May 14, 2019

10. ☐ An ☐ execution lien ☐ attachment lien
 is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has
 a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until
 (date):

12. a. ☒ I certify that this is a true and correct abstract of
 the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

Clerk, by *Mary M Johnson*

Mary M Johnson
 Deputy

Form Adopted for Mandatory Use
 Judicial Council of California
 EJ-001 (Rev. July 1, 2014)

**ABSTRACT OF JUDGMENT—CIVIL
 AND SMALL CLAIMS**

Page 1 of 2
 Code of Civil Procedure, §§ 483.460,
 874, 700.160
 Westlaw Doc & Form Builder

11
 30
 08
 FF
 CF

PLAINTIFF: The Huntington Beach Gables Homeowners Association
DEFENDANT: Sandra Bradley, et al.

COURT CASE NO.:
30-2017-00913985-CU-CO-CJC

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

EXHIBIT J

EXHIBIT J

EXHIBIT J

Exception No. 5

ELECTRONICALLY RECEIVED
Superior Court of California,
County of Orange
04/02/2019 at 09:43:37 AM
Clerk of the Superior Court
By Natasia Dorfman, Deputy Clerk

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER

MAY 06 2019

DAVID H. YAMASAKI, Clerk of the Court

BY: _____, DEPUTY

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ORANGE, CENTRAL JUSTICE CENTER

THE HUNTINGTON BEACH GABLES
HOMEOWNERS ASSOCIATION, a
California Nonprofit Mutual Benefit
Corporation,

Plaintiff,

v.

SANDRA L. BRADLEY, individually and
as Trustee of the Sandra L. Bradley Trust;
JAMIE L. GALLIAN, an individual; and
DOES 1 through 25, inclusive,

Defendants.

CASE NO. 37-2017-00913985-CU-CO-CJC

Judge: James L. Crandall
Dept.: C33

~~PROPOSED~~ JUDGMENT IN FAVOR OF
PLAINTIFF THE HUNTINGTON BEACH
GABLES HOMEOWNERS ASSOCIATION
AND AGAINST DEFENDANT JAMIE L.
GALLIAN

Complaint Filed: April 11, 2017
First Amended Complaint filed: May 16, 2017
Trial Date: September 9, 2019

In this action for Breach of Governing Documents (Architectural Violations) and
Nuisance Defendant Jamie L. Gallian was personally served with the Summons and Complaint
on May 24, 2017. Defendant Gallian filed an answer to the Complaint, and to the First
Amended Complaint. Subsequently, due to her failure to timely respond to discovery, on
February 13, 2019 the Court ordered that Defendant's Answer to the Plaintiff's First Amended
Complaint be stricken, and on February 13, 2019 entered the default against Defendant.
Pursuant to the Court's order of February 13, 2019, Plaintiff The Huntington Beach Gables
Homeowners Association has presented evidence of its costs for abating the nuisance caused by
Defendant Gallian, as alleged in the First Amended Complaint.

3808992v1

JUDGMENT IN FAVOR OF PLAINTIFF AND AGAINST DEFENDANT JAMIE L. GALLIAN

1 Upon the Application of Plaintiff, The Huntington Beach Gables Homeowners
2 Association for judgment against Defendant, and upon having reviewed the evidence and
3 declarations, and proof having been made to the satisfaction of this Court, the Court finds in
4 favor of Plaintiff, The Huntington Beach Gables Homeowners Association ("Association"), and
5 against Defendant, Jamie L. Gallian ("Defendant") on all causes of action in the First Amended
6 Complaint filed herein on May 16, 2017.

7 IT IS HEREBY ADJUDGED, ORDERED AND DECREED, as follows:

8 1. As to the First Cause of Action for Breach of Contract, the Court finds that
9 Defendant breached the Association's Governing Documents, including the "Declaration of
10 Covenants, Conditions and Restrictions for Huntington Beach Gables" containing the covenants,
11 conditions and restrictions which governing the properties located within the Association,
12 which was recorded on May 28, 1980, as Document No. 1980-28926 ("CC&Rs");

13 2. At all times mentioned herein, Defendant was the tenant of, resident of, and/or
14 claimed some interest in the condominium unit located within the Association commonly known
15 as 4476 Alderport Drive, Unit 53, Huntington Beach, CA 92649 ("Subject Property");

16 3. As a result of Defendant's breach of contract, Plaintiff's damages include the cost
17 of repairing damage to the Common Area caused by Defendant's failing to adhere to the
18 architectural guidelines and specifications with respect to the construction of the patio cover and
19 by constructing a concrete pad and installing an air conditioning unit on the exterior of
20 Defendant's Subject Property which encroached upon the Association's common area and
21 destroying the Association's landscaping;

22 4. As the Second Cause of Action for Nuisance, the Court finds that Defendant
23 created conditions on the Subject Property that are an annoyance and nuisance to the Association
24 and its residents, and as a result, the Association has incurred attorneys' fees and costs in
25 connection with abating the nuisance;

26 5. Plaintiff is entitled to recover its reasonable attorneys' fees and costs from
27 Defendant pursuant to Civil Code section 5975(c) and Article XIV, Section 14. 7 of the
28 Association's CC&Rs;

6. Plaintiff is further entitled to recover its costs to repair damage to the Common Area caused by unauthorized installation of the concrete pad and air conditioning unit, causing extensive damage to the landscaping pursuant to the CC&Rs, Article XIV, Section 14.8 as well as costs for removal of the concrete pad and landscaping repairs;

7. Association as Plaintiff, as the prevailing party in the action and pursuant to Civil Code section 5975(c) and Article XIV, Section 14.7 of the Association's CC&Rs, shall recover from Defendant its legal costs in the amount of \$ 10,693.12 and attorneys' fees in the amount of \$ 178,362. Plaintiff shall also recover concrete removal and landscaping repair costs in the amount of \$1,295.00;

8. Association as Cross-Defendant, as the prevailing party in the action and pursuant to Civil Code section 5975(c) and Article XIV, Section 14.7 of the Association's CC&Rs, shall recover from Cross-Complainant its legal costs in the amount of \$ 6,050.47 and attorneys' fees in the amount of \$ 120,183.

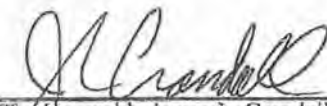
9. Judgment is hereby entered in favor of Plaintiff The Huntington Beach Gables Homeowners Association for recovery of its attorney's fees and costs, and costs for concrete removal and landscaping repair costs, against Defendant Jamie L. Gallian, and Defendant is ordered to pay said sums to Plaintiff;

10. Plaintiff The Huntington Beach Gables Homeowners Association is awarded judgment in the total amount of \$ 315,288.59, which will accrue interest at the rate of ten (10%) per annum from the date judgment is entered herein, until paid in full; and

11. Pursuant to Code of Civil Procedure §§ 685.040, 685.080, Defendant Jamie L. Gallian shall pay to Plaintiff any and all sums reasonably incurred by Plaintiff in enforcing the Judgment.

IT IS SO ORDERED.

Dated: 5-6-, 2019


The Honorable James L. Crandall
Judge of the Superior Court

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER

MINUTE ORDER

DATE: 05/07/2019

TIME: 11:49:00 AM

DEPT: C33

JUDICIAL OFFICER PRESIDING: James Crandall

CLERK: P. Rief

REPORTER/ERM: None

BAILIFF/COURT ATTENDANT: None

CASE NO: 30-2017-00913985-CU-CO-CJC CASE INIT.DATE: 04/11/2017

CASE TITLE: The Huntington Beach Gables Homeowners Association vs. Bradley

CASE CATEGORY: Civil - Unlimited CASE TYPE: Contract - Other

EVENT ID/DOCUMENT ID: 73041107

EVENT TYPE: Nunc Pro Tunc Minutes

APPEARANCES

There are no appearances by any party.

It appears to the court, the Judgment entered 05/06/2019 contained a mathematical error. Said Judgment is ordered corrected Nunc Pro Tunc as of 05/06/2019, as follows:

10. Plaintiff The Huntington Beach Gables Homeowners Association is awarded judgment in the total amount of \$316,583.59, which will accrue interest at the rate of ten (10%) per annum from the date judgment is entered herein, until paid in full

All other portions of the judgment remain.

The clerk is ordered to give notice to plaintiff by electronic service.


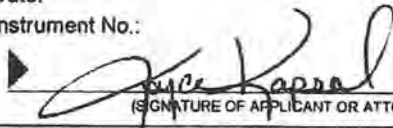


DATE: 05/07/2019

MINUTE ORDER

DEPT: C33

Page 1
Calendar No.

Exception No. 5 (Part 2)

EJ-001	
Recording Requested by and When Recorded Mail to Joyce J. Kapsal / Pejman D. SBN: 091950 / 279260 EPSTEIN GRINNELL & HOWELL, APC 10200 Willow Creek Road, Suite 100 San Diego, CA 92131 TEL NO: 858-527-0111 FAX NO (optional): 858-527-1531 E-MAIL ADDRESS (Optional): jkapsal@epsten.com /	
<input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE STREET ADDRESS: 700 Civic Center Drive West MAILING ADDRESS: 700 Civic Center Drive West CITY AND ZIP CODE: Santa Ana, CA 92701 BRANCH NAME: Central Justice Center	
Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder  97.00 * \$ R 0 0 1 0 8 3 9 3 4 7 \$ * 2019000166068 3:10 pm 05/16/19 105 417 A03 2 0.00 0.00 0.00 0.00 3.00 10.00 0.000.0075.00 3.00	
FOR RECORDER'S USE ONLY	
PLAINTIFF: The Huntington Beach Gables Homeowners Association DEFENDANT: Sandra Bradley, et al.	CASE NUMBER: 30-2017-00913985-CU-CO-CJC
ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS <input checked="" type="checkbox"/> Amended	
FOR COURT USE ONLY	
<div style="border: 1px solid black; padding: 5px; text-align: center;">Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal. California Government Code § 68150(g).</div>	
1. The <input checked="" type="checkbox"/> judgment creditor <input type="checkbox"/> assignee of record applies for an abstract of judgment and represents the following: a. Judgment debtor's Name and last known address Jamie L. Gallian 4476 Alderport Drive #53 Huntington Beach, CA 92649 b. Driver's license no. [last 4 digits] and state: 0742 / CA <input type="checkbox"/> Unknown c. Social security no. [last 4 digits]: xxx-xx-3936 <input type="checkbox"/> Unknown d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): 4476 Alderport Drive #53, Huntington Beach, CA 92649	
2. <input type="checkbox"/> Information on additional judgment debtors is shown on page 2. 3. Judgment creditor (name and address): The Huntington Beach Gables Homeowners Association c/o Epstein Grinnell & Howell, 10200 Willow Creek Rd, Ste 100, San Diego, CA 92131 Date: May 8, 2019 Joyce J. Kapsal (TYPE OR PRINT NAME)	
4. <input type="checkbox"/> Information on additional judgment creditors is shown on page 2. 5. <input type="checkbox"/> Original abstract recorded in this county: a. Date: b. Instrument No.:  (SIGNATURE OF APPLICANT OR ATTORNEY)	
6. Total amount of judgment as entered or last renewed: \$ 319,653.59 7. All judgment creditors and debtors are listed on this abstract. 8. a. Judgment entered on (date): 5/6/2019 [9/27/2018 sanctions] b. Renewal entered on (date): 9. <input type="checkbox"/> This judgment is an installment judgment.	
10. <input type="checkbox"/> An <input type="checkbox"/> execution lien <input type="checkbox"/> attachment lien is endorsed on the judgment as follows: a. Amount: \$ b. In favor of (name and address): 11. A stay of enforcement has a. <input checked="" type="checkbox"/> not been ordered by the court. b. <input type="checkbox"/> been ordered by the court effective until (date): 12. a. <input checked="" type="checkbox"/> I certify that this is a true and correct abstract of the judgment entered in this action. b. <input type="checkbox"/> A certified copy of the judgment is attached.	
 David H. Yamasaki, Clerk of the Court This abstract issued on (date): May 14, 2019	Clerk, by  Mary M Johnson, Deputy
ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS	
Form Adopted for Mandatory Use Judicial Council of California EJ-001 (Rev July 1, 2014)	
Page 1 of 2 Code of Civil Procedure, §§ 488.480, 674, 700.190 Westlaw Doc & Form Builder	

PLAINTIFF: The Huntington Beach Gables Homeowners Association DEFENDANT: Sandra Bradley, et al.	COURT CASE NO. 30-2017-00913985-CU-CO-CJC
--	--

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

17. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.

EXHIBIT K

EXHIBIT K

EXHIBIT K

Exception No. 6

ELECTRONICALLY RECEIVED
Superior Court of California,
County of Orange
04/02/2019 at 09:43:37 AM
Clerk of the Superior Court
By Natasha Dorfman, Deputy Clerk

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER

MAY 06 2019

DAVID H. YAMASAKI, Clerk of the Court

BY: _____, DEPUTY

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF ORANGE, CENTRAL JUSTICE CENTER

THE HUNTINGTON BEACH GABLES
HOMEOWNERS ASSOCIATION, a
California Nonprofit Mutual Benefit
Corporation,

Plaintiff,

v.

SANDRA L. BRADLEY, individually and
as Trustee of the Sandra L. Bradley Trust;
JAMIE L. GALLIAN, an individual; and
DOES 1 through 25, inclusive,

Defendants.

CASE NO. 37-2017-00913985-CU-CO-CJC

Judge: James L. Crandall
Dept.: C33

~~PROPOSED~~ JUDGMENT IN FAVOR OF
PLAINTIFF THE HUNTINGTON BEACH
GABLES HOMEOWNERS ASSOCIATION
AND AGAINST DEFENDANT JAMIE L.
GALLIAN

Complaint Filed: April 11, 2017
First Amended Complaint filed: May 16, 2017
Trial Date: September 9, 2019

In this action for Breach of Governing Documents (Architectural Violations) and
Nuisance Defendant Jamie L. Gallian was personally served with the Summons and Complaint
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Amended Complaint. Subsequently, due to her failure to timely respond to discovery, on
February 13, 2019 the Court ordered that Defendant's Answer to the Plaintiff's First Amended
Complaint be stricken, and on February 13, 2019 entered the default against Defendant.
Pursuant to the Court's order of February 13, 2019, Plaintiff The Huntington Beach Gables
Homeowners Association has presented evidence of its costs for abating the nuisance caused by
Defendant Gallian, as alleged in the First Amended Complaint.

3806992v1

JUDGMENT IN FAVOR OF PLAINTIFF AND AGAINST DEFENDANT JAMIE L. GALLIAN

1 Upon the Application of Plaintiff, The Huntington Beach Gables Homeowners
2 Association for judgment against Defendant, and upon having reviewed the evidence and
3 declarations, and proof having been made to the satisfaction of this Court, the Court finds in
4 favor of Plaintiff, The Huntington Beach Gables Homeowners Association ("Association"), and
5 against Defendant, Jamie L. Gallian ("Defendant") on all causes of action in the First Amended
6 Complaint filed herein on May 16, 2017.

7 IT IS HEREBY ADJUDGED, ORDERED AND DECREED, as follows:

8 1. As to the First Cause of Action for Breach of Contract, the Court finds that
9 Defendant breached the Association's Governing Documents, including the "Declaration of
10 Covenants, Conditions and Restrictions for Huntington Beach Gables" containing the covenants,
11 conditions and restrictions which governing the properties located within the Association,
12 which was recorded on May 28, 1980, as Document No. 1980-28926 ("CC&Rs");

13 2. At all times mentioned herein, Defendant was the tenant of, resident of, and/or
14 claimed some interest in the condominium unit located within the Association commonly known
15 as 4476 Alderport Drive, Unit 53, Huntington Beach, CA 92649 ("Subject Property");

16 3. As a result of Defendant's breach of contract, Plaintiff's damages include the cost
17 of repairing damage to the Common Area caused by Defendant's failing to adhere to the
18 architectural guidelines and specifications with respect to the construction of the patio cover and
19 by constructing a concrete pad and installing an air conditioning unit on the exterior of
20 Defendant's Subject Property which encroached upon the Association's common area and
21 destroying the Association's landscaping;

22 4. As the Second Cause of Action for Nuisance, the Court finds that Defendant
23 created conditions on the Subject Property that are an annoyance and nuisance to the Association
24 and its residents, and as a result, the Association has incurred attorneys' fees and costs in
25 connection with abating the nuisance;

26 5. Plaintiff is entitled to recover its reasonable attorneys' fees and costs from
27 Defendant pursuant to Civil Code section 5975(c) and Article XIV, Section 14.7 of the
28 Association's CC&Rs;